Form No. WD-1

BOOK 4960 PAGE 275

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$33,000.00 Roger K. Hughes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October, 1975

Patricia T. Fuller
Notary Public

MY COMMISSION EXPIRES: 3-26-77
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger K. Hughes (NAME)	Mortgage Associates, Inc. (NAME)	4D 06120
512 Tulip Grove Road (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., #300 (STREET ADDRESS)	76 - 1
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (CITY) (STATE) (ZIP)	21

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Hermitage Construction Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger K. Hughes et ux Judy B. Hughes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 4 on the Plan of Sunset Park, Section One, of record in Book 4300, Page 185, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Hermitage Construction Company, Inc. by deed from Miller Kimbrough, Trustee, of record in Book 4852, Page 902, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4663, Page 21 and Book 4639, Page 264, and any existing easements.

This is (unimproved ( ) improved (X)) property, known as 512 Tulip Grove Road, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of October, 19 75

Hermitage Construction Co., Inc.

Hall Jackson, Jr. Pres.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, __________, a Notary Public in and for said County and State, the within named __________

the bargainor ____, with whom I am personally acquainted, and who acknowledged that __________ executed the within instrument for the purposes therein contained. Witness my hand and official seal at __________, Tennessee, this ____ day of ________ 19 ____

Commission expires __________

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared A. H. Johnson, Jr. ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President ~~XXXXXXXXXXXXXXXXXXXX~~ respectively of the Hermitage Construction Co., Inc. the within named bargainor, and corporation, and that (he) ~~(XX)~~ as such President ~~XXXXXXXXXXXXXXXXXXXXXXXXXX~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said A. H. Johnson, Jr. as such President ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

Witness my hand and official seal at office at Nashville, TN on this the 8th day of October, 19 75

My commission expires 7-16-77

Notary Public

PATRICK ... NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FILE BOX 3

WARRANTY DEED

FROM

HERMITAGE CONSTRUCTION CO.

TO

ROGER K. HUGHES, ET UX
JUDY B. HUGHES

D19395

IDENTIF. REFERENCE

OCT 9 2 46 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

OCT-9-75	CONV	33,000.00		
OCT-9-75	S'TAX		A* 85.80	
OCT-9-75	PR'FEE		A* .50	
OCT-9-75	W'DEED		A* 4.00	* 90.30