BOOK 5020 PAGE 670

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 1976

Notary Public

MY COMMISSION EXPIRES: 8-15-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., Attorney at Law, 3300 Hillsboro Road, Nashville, Tn. 37215

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. TATE (NAME)	same (NAME)	144-12
169 Tanglewood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	20
Urbana, Ohio 43078 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FH18270

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, CHARLES R. HUGHES, JR., and wife, ANNE F. HUGHES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. TATE

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. 38 on the Plan of Otter Creek Hills, as of record in Book 2900, page 110.

SAID LOT NO. 38 fronts 200 feet on the easterly side of Priest Road and extends back 295 feet on the northerly line and 345 feet on the southerly line to a dead line in the rear on which it measures 300 feet.

BEING ALL THE SAME PROPERTY conveyed to Charles R. Hughes, Jr., and wife, Anne F. Hughes by deed from Howard McAdams and wife, Peggy Ann McAdams as of record in Book 4758, page 269, Register's Office for Davidson County, Tennessee.

Subject to the restrictive covenants as of record in Book 3255, page 387, the limitations that appear on the plan of record in Book 2900, page 110, both in the Register's Office for Davidson County, Tennessee.

Subject to 1976 taxes, which have been prorated and the Grantee agrees to assume and pay the same.

Charles R. Hughes, Jr. and Charles Roland Hughes, Jr., being one and the same person.

Anne F. Hughes and Anne Fishwick Hughes being one and the same person.

unimproved (X)
This is improved ( ) property, known as Priest Road, Nashville, Tennessee 37215
(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 our hand S this 16 day of April, 19 76

Charles R. Hughes, Jr.
CHARLES R. HUGHES, JR.

Anne F. Hughes
ANNE F. HUGHES

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Hughes, Jr., and wife Anne F. Hughes

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16 day of April 19 76

Commission expires 4-27-1977

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

D 4 7 1 1 4

WARRANTY DEED

FROM

CHARLES R. HUGHES, JR., et ux

TO

JAMES H. TATE

IDENTIF. REFERENCE

APR 30 12 20 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

23[illegible]	CONV	10,500.00		
23[illegible]	S'TAX		6*	27.3[illegible]
23[illegible]	PR'FEE		6*	.5[illegible]
23[illegible]	W'DEED		6*	4.0[illegible]

*

Attorneys Title Company
Titles Guaranteed
.80

NASHVILLE, TENN.

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215