Send Tax Bills To:
Martin B Cummings
Mt. Juliet Road
Mt. Juliet, Tenn.

M. 138
P. 74
pw

This instrument prepared By:
YELTON & TURNER
Attorneys At Law
Mt. Juliet, Tennessee

WARRANTY DEED

BOOK 5025 PAGE 762

THIS INDENTURE made and entered into on this the 14th day of MAY 19 76, by and between

ELVESTER LATHAN

hereinafter referred to as the GRANTORS, and

MARTIN B. CUMMINGS AND
MONTY MIRES

hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of TEN ($10.00) DOLLARS CASH IN HAND PAID GRANTOR BY GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS,

the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the 4th Civil District of DAVIDSON County, Tennessee, and more particularly described as follows: According to a survey of John M. Sullivan, County Surveyor for said County, Oct. 14, 1959. BEGINNING on the south margin of Couchville Pike, said beginning point is N 57° 10' W 20.5 feet. N 64° 53' W 100 feet. N 68° 50' W 100 feet and N 72° 16' W 45.83 feet. From the northeast corner of the 6.3 acre tract conveyed to William Lathan recorded in Book 1578, Page 433, Register's Office for said county; thence S 4° 27' W 545 feet to a fence; thence with a fence and Clarence E. Ervin's line as follows: N 75° 23' W 115.27 feet; N 55° 21' W 15.67 feet; thence N 4° 27' east 532.43 feet to the south margin of Couchville Pike; thence with the south margin of Couchville Pike as follows: S 83° 5' E 75.34 feet; S 72° 16' E 54.17 feet to the beginning, containing 1.57 acres.

Being the same property conveyed to Mrs. Elvester Lathan by Quit Claim Deed dated May 8, 1976 from Mrs. Johnnie Lathan Johnson, of record in Deed Book 5023, Pg 497, Reg. Off. for Davidson Cty. and a Quit Claim Deed dated March 28, 1972 from Mrs. Johnnie Johnson to William Lathan Jr. and wife, Elvester Lathan of record in Deed Book 4591, Pg. 242 of said county, William Lathan Jr. having since died intestate.

Possession to be given Date of Deed.
1976 Taxes are Pro-Rated.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 13,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 14 day of May 1976

Notary Public

My Commission Expires 3-1-75

GUY E. YELTON
ATTORNEY-AT-LAW
OAKLAND AVENUE
MT. JULIET, TENNESSEE 37122

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unincumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

Mrs Elvester B. Lathan

D 49431

IDENTIF. REFERENCE
MAY 17 10 39 AM '76
FOR REGISTER
DAVIDSON COUNTY, TENN.

MAY 17 76	CONV	13,000.00			
MAY 17 76	S'TAX		B*	33.80	
MAY 17 76	PR'FEE		B*	.50	
MAY 17 76	W'DEED		B*	4.00	* 38.30

STATE OF TENNESSEE

COUNTY OF WILSON

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

ELVESTER LATHAN

with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Mt. Juliet, Tennessee on this the 14th, day of MAY, 1976.

Nancy C. Yelton
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-1-78

NOTARY PUBLIC WILSON COUNTY