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This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Midgett, et ux	Same	
(NAME:)	(NAME:)	
Teresa Drive	Same	53-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tn. 37138	Same	106 Pt
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00)---------- ---------- *DOLLARS*

the receipt of which is hereby acknowledged, we,

JUL-8-	CONV	34,000.00			
JUL-8-S'TAX			B*	88.40	
JUL-8-PR'FEE			B*	.50	
JUL-8-	W'DEED		B*	6.00	* 94.90

James E. Holmes, Jr., and wife, Teressa G. Holmes

have bargained and sold, and by these presents do transfer and convey unto the said David W. Midgett and wife, Phyllis K. Midgett, 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. 11 on the plan of Teresa Drive, Subdivision, as of record in Book 3842, page 82, Register's Office for said County.

Said Lot No. 11 fronts 100 feet on the northerly side of Teresa Drive and extends back 164.2 feet on the westerly line and 164.2 feet on the easterly line to a dead line measuring 100 feet thereon.

Being the same property conveyed to James E. Holmes, Jr., and wife, Teressa G. Holmes by deed from Raphel Rives and wife, Peggy Jean Rives, recorded in Book 4401, page 245, Register's Office for said County.

This conveyance is made subject to the following:

(1) Provisions as set out in deed from Elvin D. MacArthur and wife, to Jesse B. Collins and wife, Edna W. Collins, dated April 18, 1956, and recorded in Book 2540, page 321, Register's Office for Davidson County, Tennessee.
(2) Easement for ingress and egress across the premises, to a well located on said property, as set out in deed from James B. Collins and wife, to Raphel Rives, Jr., and wife, of record in Book 4012, page 542, Register's Office for Davidson County, Tennessee.
(3) Restrictive covenants contained in an instrument of record in Book 4051, page 175, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,000.00

Subscribed and sworn to before me, this the 30th day of JUNE 1976

David W. Midgett
Affiant

My commission expires: 1-29-78
(Affix Seal)

Notary Public

RECORDER
NOTARY PUBLIC
DAVIDSON COUNTY
TENNESSEE
STATE

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unimproved ( )
This is improved (X) property, known as TERESA DR. (House Number) (Street) OLD HICKORY P. O. Address: TN. 37138 (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David W. Midgett and wife, Phyllis K. Midgett their *heirs and assigns, forever.*

And we *do covenant with the said* David W. Midgett and wife, Phyllis K. Midgett *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.*

And we, James E. Holmes, Jr. and wife, Teressa G. Holmes *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* David W. Midgett and wife, Phyllis K. Midgett their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 30th *day of* June, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E. Holmes, Jr.

Teressa G. Holmes

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, D. J. BREWER, a Notary Public in and for said County and State, the within named James E. Holmes, Jr. and wife, Teressa G. Holmes

the bargainors, 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 OLD HICKORY, Tennessee, this day of June, 19 76

D. J. Brewer, Notary Public.

Commission Expires 1-29-78

D. J. BREWER NOTARY PUBLIC ALL RG STATE

STATE OF
COUNTY OF

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 , this day of , 19

, Notary Public.

Commission Expires

D 57416

IDENTIFICATION REFERENCE
JUL 8 3 48 PM '76
FELIX J. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19

Notary Public

Commission Expires