WARRANTY DEED

BOOK 5043 PAGE 609

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILBUR T. HASTINGS, et ux		95-11
(NAME)	(NAME)	
2408 CLOVERDALE ROAD	SAME	32
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
DONELSON, TENNESSEE		3D 7245
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations, receipt of which is hereby acknowledged,

The wife of A.D. Wilkes joins in this deed for the purpose of conveying any interest she may have in the property conveyed.

I, A. D. Wilkes

have this day bargained and sold, and do hereby transfer and convey unto the said Wilbur T. Hastings and wife, Ruth S. Hastings, their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:*

Being a lot in the 3rd Civil District of Davidson County, Tennessee at the intersection of Cloverdale Court and Cloverdale Road, described according to a survey made June 30, 1976, by Southern Land and Associates, Inc., as follows:

Beginning at an iron pin in the North margin of Cloverdale Road, a corner with the Fink property; thence with Fink and Vaden North 03 degrees 10 minutes 00 seconds West 258.49 feet to an iron pin; thence with Horn North 84 degrees 56 minutes 48 seconds East 222.44 feet to a point in the West margin of Cloverdale Court; thence with Cloverdale Court South 10 degrees 26 minutes 00 seconds East 152.80 feet to a point; thence along a curve to the right having a radius of 767.82 feet for a distance of 87.11 feet to a point; thence along a curve to the right having a radius of 25.00 feet for a distance of 39.27 feet to a point in the margin of Cloverdale Road; thence with Cloverdale Road South 86 degrees 04 minutes 00 seconds West 193.50 feet to an iron pin; thence with said road along a curve to the right having a radius of 475.00 feet for a distance of 29.60 feet to the beginning, containing 1.43 acres, more or less, by survey of Southern Land & Associates, Inc., June 30,1976.

Being the same property devised to A.D. Wilkes by Will of Rilla Glenn Ward, of record in Will Book III, page 372, Office of the Probate Court Clerk of Davidson County, Tennessee.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 2nd day of July 19 76

Affiant Wilbur T. Hastings

My commission expires: October 28, 1978 (Affix Seal)

Notary Public Douglas A Berry

This is improved ( ) unimproved (X) property, known as 2408 Cloverdale Road, Donelson, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* second *day of* July *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.*

A. D. Wilkes
A.D. WILKES

Ona Mae Wilkes
ONA MAE WILKES

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. D. WILKES and Omar Mae Wilkes

the within named 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 second day of July, 1976.

Douglas R Berry
Notary Public

Commission expires October 28, 1978

STATE OF TENNESSEE }
COUNTY OF }

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 ...

THIS INSTRUMENT WAS PREPARED BY:

Douglas R Berry
907 Two Mile Pkx
Goodlettsville TN 37072

JUL-9 76	CONV	36,000.00			
JUL-9 76 S'TAX			B*	93.60	
JUL-9 76 PR'FEE			B*	.50	
JUL-9 76	W'DEED		B*	4.00	* 98.10

WARRANTY DEED

FROM

A.D. WILKES

TO

WILBUR T. HASTINGS, et ux

TITLE INSURED BY POLICY NUMBER:

D 57535

Title Associates, Inc. IDENTIFICATION REFERENCE Duplicate Policy
JUL 9 IV 05 PM '76
REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE
Company of New York