FORM NO. VD-1

This instrument prepared by

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

BOOK 5063 PAGE 159

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 10.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: Dec 24th 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald A. Shuck (NAME)	First & Mid-South Mtge. Co. (NAME)	74-16
911 Bonnahill Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	108
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

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 James T. Ashton and wife, Carolyn M. Ashton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald A. Shuck and wife, Sally E. Shuck

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:

LAND in Davidson County, Tennessee, being Lot No. 377 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, page 1 and 2 Register's Office for Davidson County, Tennessee.

Said Lot No. 377 fronts 82.5 feet on the southerly margin of Bonnahill Drive and runs back between lines measuring 150.0 feet on the westerly side and 150.8 feet on the easterly side, to a dead line in the rear on which it measures 85.0 feet

BEING the same property conveyed to James T. Ashton and wife, Carolyn M. Ashton by deed from Joan Jennette of record in Book 4346, page 321, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 3300, pages 1 & 2, said Register's Office, shows an owner's certificate, copy attached, a 40 foot minimum building setback line from Bonna Hill Drive and a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 20 foot utility anchor easement located on the northeast and northwest front corners of said lot; and restrictive covenant contained in instrument of record in Book 3722, page 154, Register's Office for Davidson County, Tennessee.

This is (unimproved ( ) improved (X)) property, known as 911 Bonnahill Drive, 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 our hand this 17th day of August, 1976

James T. Ashton
JAMES T. ASHTON

Carolyn M. Ashton
CAROLYN M. ASHTON

STATE OF Florida
Citrus County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James T. Ashton and wife, Carolyn M. Ashton

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 Crystal River, Florida, this 12th day of August 19 76

Commission expires [illegible] 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 6 5 3 9 4

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

AUG 30 8 20 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 30 76	CONV	26,750.00				
AUG 30 76	S'TAX		B*	69.42		
AUG 30 76	PR'FEE		B*	.50		
AUG 30 76	W'DEED		B*	4.00	*	73.92