Buyer 1 Say Pecan
James Taylor + Margaret Fitzgerald 3404 Walton Ln

"SPECIAL" WARRANTY DEED FROM CORPORATION

#156174

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M, 51
P. 105
PW

This Indenture, Made this 22nd day of July, A. D. 1976, BETWEEN MID STATE HOMES, INC., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Hillsborough and State of Florida party of the first part, and James Taylor (a single man & Margaret Fitzgerald, a single woman

of the County of Davidson and State of Tennessee parties of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of Four thousand four hundred ninety five and 00/100 Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto said parties of the second part, and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Davidson and State of Tennessee, more particularly described as follows: A Tract of land in the 12th Civil District of Davidson County, Tennessee described according to a survey made by William Collier Parrish, Associates, Civil Engineers, dated Feb. 3, 1959, as follows: Beginning at a point in the northwesterly margin of Walton Lane 289.67 feet southwesterly from the southeast corner of the Ike Chubb Estates Property, thence with the margin of said Walton Lane southwesterly with the curve 115 feet; thence north 17 degrees 54 minutes west 327.89 feet to the Ike Chubb Estate's southerly line; thence eastwardly with the Ike Chubb Estate's southerly 17.06 feet; thence south 35 degrees 31 minutes east 318.93 ffet to the margin of Walton Lane, the point of beginning. Containing .48 acres more or less. Being a part of the same property conveyed to H. G. Webb by deed from Sidney Eugene Chandler and being recorded in Book 2690, Page 599, Registers Office for Davidson County, Tennessee. Less and except any existing road right of ways of record. Grantor does not assume any liability for unpaid taxes.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said parties of the second part that it is lawfully seized of the said premises; that they are free of all encumbrances, and that it has good right and lawful authority to sell the same: and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, by, through and under Mid State Homes, Inc. but not otherwise

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Vice president, and its corporate seal to be affixed, attested by its Asst. Secretary the day and year above written.

(Corporate Seal)

Attest: _____ Assistant Secretary

MID STATE HOMES, INC.

By _____ Vice President.

Signed, Sealed and Delivered in Our Presence:

Patti Schmid

Kathie A. Hosea

THIS INSTRUMENT PREPARED BY
Charles F. Wilson, Attorney
P. O. Box 22601
Tampa, Florida 33622

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TENNESSEE ACKNOWLEDGEMENT

STATE OF FLORIDA)
)
COUNTY OF HILLSBOROUGH)

Before me, Diana Valido of the state and county aforesaid, personally appeared J. H. Kelly, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of the MID-STATE HOMES, INC., the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and and seal, at office in Tampa, this 22nd day of July, 1976.

NOTARY PUBLIC STATE OF FLORIDA

Notary Public State of Florida at Large
My Commission Expires July 21, 1978.

Diana Valido
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 2666.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF Dec. 19 76
Deputy Register

Warranty Deed

FROM CORPORATION

TO

Date

ABSTRACT OF DESCRIPTION

D 75652

IDENTIF. REFERENCE

Nov 4 11 26 AM '76

FELIX A. MILLER II REGISTER
DAVIDSON COUNTY, TENN.

NOV-4 76	CONV	*8,006.00			
NOV-4 76	S'TAX		B*	20.80	
NOV-4 76	PR'FEE		B*	.50	
NOV-4 76	W'DEED		B*	4.00	* 25.30