This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

mail

WARRANTY DEED

BOOK 5091 PAGE 727

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lilian Dolores Mitchell (NAME:)	Same (NAME:)	MAP 147-1
4808 East Longdale Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	PAR. 257
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	m.p

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

---------- *DOLLARS*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the balance of the indebtedness secured by deed of trust from James Bentley Hughes and wife, Barbara A. Hughes, to Herschel Greer, Trustee, of record in Book 3215, page 9, Register's Office for Davidson County, Tennessee, which the Grantee herein assumes and agrees to pay,

NOV29%	CONV	39,000.00			
NOV29%S'TAX			B*	101.40	
NOV29%PR'FEE			B*	.50	
NOV29%	W'DEED		B*	8.00	* 109.90

We, JAMES BENTLEY HUGHES and wife, BARBARA A. HUGHES,

have bargained and sold, and by these presents do transfer and convey unto the said LILIAN DOLORES MITCHELL, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 179 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, page 58, Register's Office for said County.

Said Lot No. 179 begins at a point on the northerly margin of Garrett Drive at the common corner of Lots 178 and 179; thence northwardly 153.00 feet to a concrete monument at a common rear corner of Lots 178, 179 and 180; thence southwesterly 145.70 feet to a point in the northeasterly margin of East Longdale Drive; thence along the margin southeasterly 78.57 feet to a concrete monument which marks the beginning of a curve; thence to the South, then to the East around said curve to a concrete monument on the northerly margin of Garrett Drive; thence along said margin eastwardly 71.84 feet to the beginning.

Being the same property conveyed to James Bentley Hughes and wife, Barbara A. Hughes, by warranty deed from Woodbine Homes, Inc., as of record in Book 3222, page 195, in the Register's Office for Davidson County, Tennessee.

This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 39,000.00

Subscribed and sworn to before me, this the 9th day of November, 76

Affiant

My commission expires: My Commission Expires Feb. 4, 1979 (Affix Seal)

Notary Public

This conveyance is made subject to restrictive covenants of record in Book 2929, page 117, as amended in Book 2997, page 93, Register's Office for Davidson County, Tennessee; owner's certificate, a 40-foot minimum building setback line from northeasterly margin of East Longdale Drive and northerly margin of Garrett Drive, and a 5.00 foot telephone easement for underground telephone cables and wires along the easterly line of Lot No. 179, as shown on plan of record in Book 2900, page 58, Register's Office for said County.

unimproved ( ) This is improved (X) property, known as 4808 East Longdale Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (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 Lilian Dolores Mitchell, her *heirs and assigns, forever.*

And we *do covenant with the said* Lilian Dolores Mitchell *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.,* except as hereinabove set forth, and taxes for the year 1976, which have been prorated and assumed by the Grantee herein.

And we, James Bentley Hughes and wife, Barbara A. Hughes, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lilian Dolores Mitchell, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12th *day of* November, *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 Bentley Hughes

Barbara A. Hughes

STATE OF ~~TENNESSEE~~ } GEORGIA
COUNTY OF ~~DAVIDSON~~ }

Personally appeared before me, Marilyn J. Sayler, *a Notary Public in and for said County and State, the within named* James Bentley Hughes and wife, Barbara Ann Hughes,

the 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~~ Georgia, ~~Tennessee~~, *this* 12th *day of* November, *19* 76.

Notary Public, Georgia State at Large
My Commission Expires Apr. 3, 1977

Marilyn J. Sayler *Notary Public*

Commission Expires

STATE OF GEORGIA NOTARY PUBLIC MARILYN J. SAYLER

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

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* .....

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 37,000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 23rd DAY OF Nov 19 76
Deputy Register

WARRANTY DEED

FROM

James Bentley Hughes et ux

TO

Lilian Dolores Mitchell

D 7888581

IDENTITY REFERENCE

Nov 29 1 01 PM '76

FEE, DAVIDSON COUNTY, TENN.
REGISTER

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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