BOOK 5098 PAGE 212

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 34,150.00 Daniel E. Staudt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 19 76

Patricia A. Spence
Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.

WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel E. Staudt (NAME)	First and Mid-South Mortgage (NAME)	76-5
653 Debbie Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2568 (STREET ADDRESS)	91
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	4D 68331

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, Gilbert M. Choate a married man, d/b/a Choate Construction Company, and wife, Leola C. Choate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel E. Staudt and wife, Vonda Joan Staudt

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. 93 on the plan of Hidden Hill Subdivision, of record in Book 4860, page 43, Register's Office for said County.

SAID Lot No. 93, which is a corner lot, fronts 102.17 feet on the westerly margin of Debbie Drive and fronts 75.0 feet on the northerly margin of Shadowlawn Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 167.14 feet on the westerly line and 124.65 feet on the northerly line to a point of intersection.

BEING part of the same property conveyed to Gilbert M. Choate a married man, d/b/a Choate Construction Company by deed from John Hinson, Trustee, with full power of record in Book 4965, page 619, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 653 Debbie Drive (House Number) (Street) Hermitage, Tennessee 37076 (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 my hand this 14TH day of DECEMBER, 19 76

Gilbert M. Choate

Leola C. Choate

Gilbert M. Choate

Leola C. Choate

STATE OF TENNESSEE
Davidson County

BOOK 5098 PAGE 213

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilbert M. Choate and wife, Leola C. Choate

the bargainor S, with whom I am personally acquainted, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14TH day of DECEMBER 19 76

Commission expires 9-8-79

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 8 1 7 6 9

WARRANTY DEED

FROM
Gilbert M. Choate

TO
Daniel E. Staudt

IDENTIFICATION REFERENCE

DEC 17 4 24 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

DEC 17 76	CONV	34,150.00		
DEC 17 76	S'TAX		B*	38.66
DEC 17 76	REC'FEE		B*	.50
DEC 17 76	W'DEED		B*	4.00 * 93.16

Rec'd $93.16

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219