WARRANTY DEED

BOOK 5098 PAGE 568

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 1976

Notary Public

MY COMMISSION EXPIRES: 1-24-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 107 Donelson Pike, Nashville, TN. 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Parks (NAME)	SAME (NAME)	
307 HADLEY AVE. (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	44-11
OLD HICKORY TN. 37138 (CITY) (STATE) (P. O. ZIP)	" (CITY) (STATE) (ZIP)	48 Pcl

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, Johnnie C. Allen and wife, Linda C. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Parks and wife, Rebecca Parks

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:

Being Part of Lot No. 90, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, page 68 and on plat showing Revision of Easements recorded October 28, 1949, in Book 1762, page 558, in Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning with an iron pin on the northwest corner of Lot No. 90, and running thence the following courses and distance: (1) South 89° 10' East 285.0 feet to an iron pin; thence (2) South 0° 47' West 64.5 feet to an iron pin; thence (3) North 86° 23' West 286.2 feet to an iron pin; thence (4) North 1° 29' East 51.6 feet to an iron pin and the point of beginning, containing 0.38 acres, more or less; and being the same real estate as that conveyed to Johnnie C. Allen and wife, Linda C. Allen by deed from Zemmer Allen, as of record in Book 4576, page 265, said Register's Office.

Subject to and/or reserving two (2) special easements one(1) 10 feet wide for electric and/or telephone cable and one (1) 5 feet wide for sewer; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the Grantor. If special easements are abandoned for the purpose for which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different or dissimilar purpose. all as shown on said recorded plan as revised.

~~unimproved~~) made a part of this description by reference thereto.
This is ~~improved~~) property, known as
(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 s this 8th day of December, 19 76

Johnnie C. Allen

Linda C. Allen

BOOK 5098 PAGE 569

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnnie C. Allen and wife, Linda C. Allen

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, TN., this 8th day of December, 1976

Commission Expires 1-29-78 — Notary Public

STATE OF _____
_____ 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 purpose 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 9 4 4

IDENTIFICATION REFERENCE

DEC 20 2 09 PM '76

REGISTER
DAVIDSON CO., TENN.

DEC20 76	CONV	22,000.00		
DEC20 76 S'TAX			B* 57.20	
DEC20 76 PR'FEE			B* .50	
DEC20 76	W'DEED		B* 4.00	* 61.70

WARRANTY DEED

FROM Johnnie C. Allen et ux

TO Wayne Parks et ux

TITLE INSURED BY POLICY NUMBER:

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Old Hickory Employees Credit Union
OLD HICKORY, TENN. 37138