Instrument Prepared By:
H. HILBERT
Kelley, Herbert & Crawford
Noor, L & C Tower
e, Tennessee 37219

BOOK 5164 PAGE 409

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
8-0-127	Mr/Mrs E. Douglas Hildreth, Jr.	Allstate Enterprises Mortgage Corporation 627 South Manchaster Avenue Anaheim, CA. 92803
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
14D-38260	7575 Bidwell Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUN 28 CONV 57,250.00
JUN 28 S'TAX B* 148.72
JUN 28 PR'FEE B* .50
JUN 28 W'DEED B* 4.00 * 153.22

WILLARD MORRIS GUPTON and wife, JO ANN GUPTON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto E. DOUGLAS HILDRETH, JR., and wife, WENDY S. HILDRETH

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being shown as Tract No. 2 on a survey dated 6/14/74 made by Stanford & Associates, Inc., Engineer, and according to said survey is described as follows: BEGINNING at a point in the westerly right-of-way of Bidwell Road common front corner of Tracts Nos. 1 and 2 on said survey; thence leaving said road with the line between said two tracts, north 64 degrees 06'31" west 1045.78 feet to a point in Long Creek; thence with said Creek, north 31 degrees 15'40" east 118.59 feet to a point, common rear corner of Tracts 2 and 3 on said survey; thence with the line between said two tracts, south 66 degrees 53'32" east 1006.88 feet to a point in the westerly right of way of said Bidwell Road; thence with said right of way, southwardly 170.02 feet to the point of beginning.

Being the same property conveyed to Willard Morris Gupton and wife, Jo Ann Gupton, by deed from C. W. Fitzgerald and wife, et al, as of record in Book 4842, page 142.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except for 1977 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22nd day of June, 1977.

Willard Morris Gupton

Jo Ann Gupton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5164 PAGE 410

Before me, Mary Ann Kelley, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Willard Morris Gupton and wife, Jo Ann Gupton

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, Tennessee, this, the 23rd day of June, 19 77.

My commission expires: 8-20-78

Mary Ann Kelley
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 57,250.00

Ida Carrigan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF June, 1977

MY COMMISSION EXPIRES: 8-20-78 (AFFIX SEAL)

Mary Ann Kelley
Notary Public

E 11393

IDENTIFICATION REFERENCE

JUN 28 8 54 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

WILLARD MORRIS GUPTON AND WIFE

TO

E. DOUGLAS HILDRETH, JR. AND WIFE

Reed, Ray & Pitt
Wilkins Adams & Deamo

ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public