E 39806.

WARRANTY DEED

IDENTIF. REFERENCE

DEC 2 10 09 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35000.-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Nov. 1977

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(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
MONTY MIRES (NAME)	1ST FEDERAL OF LEBANON (NAME)	Map 87
P.O. BOX 27 (STREET ADDRESS OR ROUTE NUMBER)	214 NORTH CUMBERLAND ST. (STREET ADDRESS)	PAR. 14
MT. JULIET, TN (CITY) (STATE) (P. O. ZIP)	LEBANON, TENNESSEE 37087 (CITY) (STATE) (ZIP)	

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, JAMES S. HUDDLESTON AND WIFE, DEAN H. HUDDLESTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MONTY MIRES AND MARTIN B. CUMMINGS

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 THE 4TH CIVIL DISTRICT OF SAID COUNTY, BEING PART OF LOT NO. 8 ON THE PLAN OF THE LANDS OF MOSES T. BROOKS, DECEASED, AS OF RECORD IN MINUTE BOOK "H", PAGE 690, IN THE COUNTY COURT FOR SAID COUNTY AND DESCRIBED ACCORDING TO A SURVEY BY R.E. MURRAY, DATED JULY 4, 1969:

BEGINNING AT A SPIKE IN THE CENTER OF NEW HOPE ROAD AT THE NORTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF ANDY T. KENT PROPERTY AS OF RECORD IN BOOK 1404, PAGE 404; THENCE ALONG THE CENTER OF SAID ROAD SOUTH 8° 38' EAST 86.1 FEET TO A SPIKE; THENCE SOUTH 6° 34' EAST 86.0 FEET TO A SPIKE AT THE SOUTHEAST CORNER OF THIS TRACT; THENCE LEAVING SAID CENTER LINE OF SAID ROAD NORTH 88° 07' WEST 25.0 FEET TO THE APPROXIMATE RIGHT-OF-WAY OF SAID ROAD AND ALSO BEING THE NORTHEAST CORNER OF THOMAS W. ELDER PROPERTY AS OF RECORD IN BOOK 4039, PAGE 255; THENCE WITH ELDER'S NORTH LINE NORTH 88° 07' WEST 303.9 FEET TO AN IRON PIN; THENCE NORTH 7° 49' EAST 23.2 FEET TO A POINT AT THE NORTHEAST CORNER OF ELDER'S PROPERTY AND THE SOUTHEAST CORNER OF B.K. BINKLEY'S PROPERTY; THENCE ALONG A FENCE LINE WITH SAID BINKLEY PROPERTY NORTH 7° 49' EAST 152.7 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF ANDY T. KENT PROPERTY; THENCE ALONG THE LINE WITH SAID KENT PROPERTY SOUTH 87° 04' EAST 282.5 FEET TO THE BEGINNING, AND CONTAINING 1.2 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JAMES S. HUDDLESTON AND WIFE, DEAN H. HUDDLESTON BY DEED FROM MARSHALL C. KENT AND WIFE, MADGE L. KENT, AS OF RECORD IN BOOK 4364, PAGE 619, REGISTER'S OFFICE FOR SAID COUNTY. ***

This is unimproved ( ) improved (X) property, known as RT. # 1, NEW HOPE ROAD, HERMITAGE, TN
(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 25th day of November, 1977

James S. Huddleston

Dean H. Huddleston

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 JAMES S. HUDDLESTON AND WIFE, DEAN H. HUDDLESTON

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, Tenn. this 25th day of November, 1977

Commission Expires 11-7-79 Charles P. Cron, 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

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 4996, PAGE 346, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

DEC-27	CONV	35,000.00			
DEC-27	S'TAX		B*	91.00	
DEC-27	PR'FEE		B*	.50	
DEC-27	W'DEED		B*	4.00	* 95.50

William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

WARRANTY DEED

FROM JAMES S. HUDDLESTON ET UX

TO MONTY MIRES ET AL

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of Title Associates, Inc.

REPRESENTING USLIFE TITLE INSURANCE Company of New York