SEND TAX BILL TO:
Aaron C. Hatley
4844 Shoshone Dr.
Old Hickory, Tenn.
37138

MAP & PARCEL
65-13-71

FIELD BOOK NO.
4 D 60930

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD
Attorney at Law
105-1/2 South Cumberland
Lebanon, Tennessee 37087

BOOK 5248 PAGE 230

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Thirty-Nine Thousand Six Hundred Fifty Dollars ($39,650.00), cash in hand paid, the receipt of which is hereby acknowledged, HERMITAGE CONSTRUCTION COMPANY, INC., by A. H. Johnson, Jr. President, has this day bargained, sold, transferred and conveyed unto AARON C. HATLEY, JR. and wife, ERIKA C. HATLEY, as tenants by the entirety, their heirs and assigns, in fee simple forever, the following described tract or parcel of land, situated and lying in the 4th Civil District of Davidson County, Tennessee, to-wit:

Being Lot No. 494 on the plan of Sherwood Forest, Section 5, of record in Plat Book 4660, Page 190, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description thereof.

Said Lot No. 494 fronts 83.50 feet on the westerly side of Shshone Drive and runs back 237.63 feet on the southerly line; 209.07 feet on the northerly line to a line in the rear measuring 88.25 feet.

DEED REFERENCE:
Being a part of that property conveyed unto Hermitage Construction Company, Inc., by deed from Miller Kimbrough, Trustee, of record in Book 5115, Page 666, Register's Office for Davidson County, Tennessee.

CONV 39,650.00
EB-1 S'TAX $* 102.96
This is improved property.
EB-1 TNFEE $* .50
EB-1 W'DEED $* 4.00 * 107.46

TO HAVE AND TO HOLD said property, with all the privileges and appurtenances thereunto belonging unto the said AARON C. HATLEY, JR. and wife, ERIKA C. HATLEY, as tenants by the entirety, their heirs and assigns, in fee simple forever.

HERMITAGE CONSTRUCTION COMPANY, INC. COVENANTS that it is lawfully seized and possessed of the within conveyed property; that it has a good and lawful right to sell, transfer and convey the same; that same is free, clear and unencumbered; and that it will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever, EXCEPTING, HOWEVER, taxes

for the year 1979 and thereafter, all of which the Grantees herein assume and agree to pay. Taxes for the year 1978 shall be prorated as of date of deed and settled in cash between the parties, with Grantees assuming payment thereof.

This conveyance is subject to the restrictions of record in Book 4990, Page 72, Register's Office for Davidson County, Tennessee, and to the detail of the plat of record in Plat Book 4660, Page 190, said Register's Office, applicable to Lot No. 494, Sherwood Forest, Section 5, inclusive of a 30-foot minimum building setback line from Shshone Drive, a 10-foot easement for public utility and drainage purposes along the rear line of said lot, and a 2.5 x 2.5 utility anchor easement located on the northeast corner.

POSSESSION shall be given with delivery of deed.

IN WITNESS WHEREOF, HERMITAGE CONSTRUCTION COMPANY, INC. has caused its name to be subscribed hereto by its authorized officer, this the 31st day of January, 1978.

HERMITAGE CONSTRUCTION COMPANY, INC.

By: A. H. Johnson, Jr., President

5248 REFERENCE

FEB 1 50 AM '78
FELIX E. [illegible]
DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILSON, SS:

Before me, the undersigned authority, a Notary Public in and for said state and county, personally appeared A. H. JOHNSON, JR., with whom I am personally acquainted and who acknowledged himself to be the President of HERMITAGE CONSTRUCTION COMPANY, INC., a Tennessee Corporation, the within named Bargainor, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand and official seal at office in Lebanon, Wilson County, Tennessee, this the 31st day of January, 1978.

Stan W. Rogers
Notary Public

My commission expires:
June 1, 1981

STEVEN W. ROGERS NOTARY PUBLIC WILSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 38,450.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 31st day of Jan., 1978

Stan W. Rogers
Notary Public

My Commission expires June 1, 1981