BOOK 5262 PAGE 245

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 19 78

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 1980

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C.T. Duley, Jr., et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 87
Rt. 1 New Hope Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 14 2a
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Monty Mires and Martin B. Cummings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. T. Duley, Jr., and wife, Teresa R. Duley

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's Property as of record in Book 4039, page 255; thence with Elder's North line North 88° 07' West 303.9 fee 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 Monty Mires and Martin B. Cummings by deed from James S. Huddleston and wife, Dean H. Huddleston, of record in Book 5229, page 53, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Rt. 1 New Hope Road (House Number) (Street) Hermitage 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 our hand s this 13th day of March, 19 78

Monty Mires

Martin B. Cummings

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monty Mires and Martin B. Cummings

the bargainor, 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 13th day of March 19 78

Commission expires [illegible] 27, 1982

Hail Emmette
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

WARRANTY DEED

FROM

C. T. Duley, Jr., and wife,

Teresa R. Duley

TO

Monty Mires and

Martin B. Cummings

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

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IDENTIF. REFERENCE

MAR 14 2 44 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 14 78	CONV	42,900.00				
MAR 14 78	S'TAX		B*	111.54		
MAR 14 78	PR'FEE		B*	.50		
MAR 14 78	W'DEED		B*	4.00	*	116.04