THIS INSTRUMENT PREPARED BY: DAVID R. KENNEDY, ATTORNEY, LANCASTER & FARMER, ATTORNEYS
SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TENNESSEE 37076

(FROM INFORMATION FURNISHED BY OTHERS)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 5294 PAGE 524	MAP-PARCEL NUMBERS:
Joseph Fiato et ux	SAME	87 / 6 8
Route 1, Box 429E) Central Pike	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS,

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, WILLIAM L. TUNE, JR. and wife, MILDRED LUCILE TUNE, the GRANTORS herein,

JUN-6 78	CONV	*4,000.00				
JUN-6 78	S'TAX		B*	10.40		
JUN-6 78	PR'FEE		B*	.50		
JUN-6 78	W'DEED		B*	4.00	* 14.90	total 29.90
JUN-6 78	W'DEED		B*	15.00	* 15.00	

have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH FIATO and wife, PEGGY SUE FIATO,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at an iron pin in fence being the northeast corner of the Joseph Fiato and wife, property recorded in Deed Book 5168, Page 159; thence along Joseph Fiato and wife northerly line N 84° 30' W a distance of 170.0'; thence N 5°30'E a distance of 1046.0' to an iron pin in fence row; thence along said fence S 87° 57' E a distance of 170.2' to a fence corner; thence along a fence S 5° 30' W a distance of 1040.4 to beginning.

Being part of the property conveyed to William L. Tune, Jr. and wife, Mildred Lucile Tune by installment deed, dated August 26, 1974, from S. Howell Sharp and wife, Alma W. Sharp as of record in Book 4847, Page 580, Register's Office for Davidson County, Tennessee.

This conveyance is further described in an unrecorded survey by John D. McCormick on June 30, 1977, revised August 30, 1977 and which is made as an exhibit to this deed and attached herewith.

This is unimproved (X) improved ( ) property, known as Central Pike (House Number) (Street)
Hermitage, Tennessee 37076 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 5th day of June, 19 78.

William L. Tune, Jr.

Mildred Lucile Tune

NEXT PAGE

CONT'D NEXT PAGE

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 William L. Tune, Jr. and wife, Mildred Lucile Tune

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 Hermitage, Tennessee, this 5th day of June, 19 78.

My commission expires 12-13-78 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 4,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William L. Tune Jr.

Sworn to and subscribed before me
this 5 day of June, 19 78.

My commission expires 12-13-78 Notary Public

This instrument was prepared by:

DAVID R. KENNEDY, ATTORNEY, LANCASTER & FARMER, ATTORNEYS, SUITE 100, 4207 LEBANON RD.,
(FROM INFORMATION FURNISHED BY OTHERS) Address HERMITAGE, TN37076

WARRANTY DEED

FROM WILLIAM L. TUNE ET UX

TO JOSEPH FIATO, ET UX

E 6931.0

IDENTIF. REFERENCE

JUN 6 9 52 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Book 5294 page 525 is a map being made downstairs

BK 5294
PG 525

- A PLAT SHOWING -

A TRACT OF LAND, BEING PART OF THE WILLIAM L. TUNE, JR. PROPERTY AND RECORDE AS SHOWN - DAVIDSON COUNTY, TENN.

SURVEYED 6-30-77 BY JOHN D. MCCORMICK

SCALE 1" = 100'

REVISED 8-30-77 CHANGED DISTANCE, BEARINGS & ACRES ON REMAINDER.

- JOHN DAVENPORT -
BK. 1324 PG. 57

- JAMES BOUTWELL & WIFE -
BK. 5052 PG. 201

BOOK 5294 PAGE 525

N 6°40'E → 1711.0'

← N 83°47'W 290.5'

- H. M. SHARP -
BK. 1554 PG. 593

N 0°09'E → 587.33'

R.O.W.

R.O.W.

← S 65°36'W 2656' CENTRAL PIKE

R = 4493'
L = 167.5'

R = 449.3'
L = 174.35'

← S 5°30'W 1058.0'

105.5±

- JOSEPH FIATO & WIFE -
BK. 5168 PG. 159

4.1± AC.

1025.0' N 5°30'E →

- J. W. BENSON -
BK. 225 PG. 95

TO WILSON CO.

JOHN D. McCORMICK
REGISTERED LAND SURVEYOR
TENNESSEE

CEDAR FORK CRK.

← N 84°30'W 170.0'

← S 5°30'W

N 5°30'E →
1,046.0'

4.07± AC.

1,040.4'

WILLIAM L. TUNE, JR.
BK. 4847 PG. 580
35.0± AC. - REMAIN.

S 87°57'E → 825.9'

170.2'

- CLARENCE CROWDER & WIFE -
BK. 2798 PG. 201