This Inst... Prepared By...
...
Crit... Keller, ... & ...
2Rt... Goor, L & C Town

BOOK 5313 PAGE 307

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
126-28	Mr/Mrs James D. McNeese	Federal Land Bank P.O. Box 811 Gallatin, TN. 37055
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
14D-45770	Grays Point 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, and in further consideration of the assumption of, and agreement by the grantees herein, to pay the principal balance now due, plus future interest, on a certain note dated February 25, 1975, in the original principal sum of $27,000.00, payable to Federal Land Bank of Louisville, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Rubye Jean Hooper, to Paul F. Bachman, Trustee, as of record in Book 4891, page 857,

JUL 19 CONV 39,000.00
JUL 19 S'TAX B* 101.40
JUL 19 PR'FEE B* .50
JUL 19 W'DEED B* 4.00 * 105.90

RUBYE JEAN HOOPER, Unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES DAVID McNEESE and wife, SARAH H. McNEESE

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 in the 14th Civil District of said County, being a part of Lots 13 and 14 on the Map of Henry Floto's Estate, as of record in Book 421, page 147, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert, dated February 1, 1975, as follows: BEGINNING at an iron pin in the west margin of Grays Point Road, said iron pin being 590.48 feet more or less north of Ridge Hill Road; thence with a fence line, north 7 degrees 3 minutes west 118.5 feet to an iron pin; thence north 67 degrees 45 minutes west 1833.4 feet to an iron pin; thence north 2 degrees, east 100 feet to an iron pin; thence with a fence, south 68 degrees 22 minutes east 1956.9 feet to an iron pipe in the west margin of Grays Point Road; thence with the margin of with the margin of the same, south 24 degrees 54 minutes west 60 feet to a point; thence continuing with said road, south 13 degrees 13 minutes west 45 feet to the point of beginning, containing 4.70 acres, more or less.

Being the same property conveyed to Rubye Jean Hooper, by deed from James E. Alford and wife, Jessie D. Alford, as of record in Book 4891, page 855.

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 as shown above and 1978 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.

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.

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 18th day of July, 1978

Rubye Jean Hooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5313 PAGE 308

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

Rubye Jean Hooper, unmarried

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 18 day of July, 1978.

My commission expires: 4/18/82

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 $39,000.00

Affiant James D. McNeese

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July 1978

MY COMMISSION EXPIRES 4/18/82 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

RUBYE JEAN HOOPER, UNMARRIED

TO

JAMES DAVID McNEESE AND WIFE

E 7 7 6 8 5

IDENTIF. REFERENCE

JUL 19 11 12 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
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