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78-7-18

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF JULY 19 78

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. O. STEWART (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	69-12-19
3736 OLD HYDES FERRY ROAD (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 964 (STREET ADDRESS)	13DA 60670
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA (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 UTLEY III AND WIFE, DEBRA C. UTLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. O. STEWART

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 Davidson County, Tennessee, being in the 13th, formerly 23rd Civil District of said County, and described according to a survey by John B. Kohl, Surveyor, dated July 17, 1978, as follows:

BEGINNING at a point in the center of Hydes Ferry Pike at the northwest corner of the property conveyed to Florence Officer by deed from Jordan B. Kennedy, Jr. and wife of record in Book 1427, page 147, said Register's Office; thence with said Officer's northerly line, north 38½ deg. east 40 feet to a post; thence continuing with said line along a fence line, north 66 deg. 15' east 156 feet to an iron pin in the southerly corner of the easterly part of the property conveyed to Henry Abernathy by deed form Jordan B. Kennedy, Jr. and wife, of record in Book 1913, page 95, said Register's Office; thence with the southwesterly line of the easterly part of said Abernathy's property, north 30 deg. 15' west 123 feet to an iron pin; thence with the southerly line of the westerly part of said Abernathy's property south 58 deg. 30' west 113.5 feet to a point; thence 32 deg. 15' west 124 feet to Hydes Ferry Road; south 57 deg. 45' east with the center of said road 65 feet, more or less to the point of beginning.

BEING part of the same property conveyed to James Utley, III and wife, Debra Utley, by deed from James Utley and wife, Frances Utley, of record in Book 4833, page 424, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (X) property, known as 3736 OLD HYDES FERRY ROAD (House Number) (Street) NASHVILLE, TENNESSEE (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 14th day of JULY, 19 78

X James Utley III
JAMES UTLEY III

X Debra C. Utley
DEBRA C. UTLEY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES UTLEY III AND WIFE, DEBRA C. UTLEY

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, Tennessee, this 14th day of JULY, 19 78.

Commission expires 6/7/80

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 JAMES UTLEY III AND WIFE, DEBRA C. UTLEY

TO J. O. STEWART

E 7930 I

IDENTIF. REFERENCE

JUL 27 2 57 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 27	CONV	55,500.00		
JUL 27	STAX		B* 144.30	
JUL 27	PBFEE		B* .50	
JUL 27	WDEED		B* 4.00	* 148.80