Prepared by: Kyle & Ballew
1st American Center
Nashville, Tn.

BOOK 5318 PAGE 942

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Charles A. Daugherty | Fidelity Federal Savings & Loan | 128-10-54 |
| (NAME) | (NAME) | |
| 218 New Sawyer Brown Rd. | 401 Union | 9D-57622 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN | Nashville, TN 37219 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------

Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid principal balance owing on a note in the original amount of $31,350.00, to Fidelity Federal Savings & Loan Association of Nashville, secured by a Deed of Trust to Vaden Lackey, Jr., Trustee, of record in Book 5178, Page 760, Register's Office for Davidson County, Tennessee.

We, William Caldwell Hancock and wife, Catherine Anne Hancock,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Charles A. Daugherty

*certain real estate in Davidson County, Tennessee, as follows:* *(successors), heirs and assigns,*

Being Lot No. 81 on the Plan of Stacy Square, Section 3, as of record in Book 4175, page 154, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Sawyer Brown Road, said point being the common front corner of Lots 81 and 82, thence along the common boundary of Lots 81 and 82 southerly 125.0 feet to a point, thence easterly along a dead line at the rear of the lot 100.0 feet to a point in the westerly margin of Hicks Road, thence northerly with said margin 100.0 feet to a point at the beginning of a curve to the left having a radius of 25.0 feet, thence around said curve 39.27 feet to a point in the southerly margin of Sawyer Brown Road, thence westerly with said margin 75.0 feet to the point of origin.

Being the same property conveyed to William Caldwell Hancock and wife, Catherine Anne Hancock by deed from Wade Thomas Markham and wife, Elizabeth Milliken Markham, of record in Book 5178, page 758, and re-recorded in Book 5203, page 315, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 31st day of July, 19 78

Affiant

My commission expires 1-10-80 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (X)) property, known as 218 New Sawyer Brown Road, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

Charles A. Daugherty

*(successors),*

*heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as herein mentioned.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 31st *day of* July, *19* 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Caldwell Hancock

William Caldwell Hancock

Catherine Anne Hancock

Catherine Anne Hancock

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned *, a Notary Public in and for said County and State,* William Caldwell Hancock and wife, Catherine Anne Hancock,

*the within named 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* 31st *day of* July *, 19* 78.

Melissa Z. Holt *Notary Public*

*Commission expires* 1-12-82

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ..... *, a Notary Public of the State and County aforesaid, personally appeared* ..... *, with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *, the within named bargainor, a corporation, and that* ..... *he as such* ..... *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

*Witness my hand and seal, at office in* ..... *, this* ..... *day of* ..... *, 19* .....

..... *Notary Public*

*Commission expires* .....

**WARRANTY DEED**

FROM

William Caldwell Hancock, et ux

TO

Charles A. Daugherty

| | | | | | |
|---|---|---|---|---|---|
| AUG-1 78 | CONV | 40,000.00 | | | |
| AUG-1 78 S'TAX | | | B* | 104.00 | |
| AUG-1 78 PR'FEE | | | B* | .50 | |
| AUG-1 78 | W'DEED | | B* | 4.00 | * 108.50 |

E 8 0 0 9 5

IDENTIF. REFERENCE

AUG 1 1 43 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238