This instrument prepared by: Homer R. Ayers, Attorney, 223 Madison Street, Madison, Tennessee 37115

BOOK 5342 PAGE 45

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES A. HALE, ET UX	SAME	43-12
(NAME)	(NAME)	Par 17 Ja
151 Rio Vista Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

LESLIE HAROLD HUGHES AND WIFE, ALMA JUANITA HUGHES, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES A. HALE AND WIFE, RUBY MAY HALE, hereinafter referred to as Grantees, their

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

Being Lot No. 17 on the Subdivision of Parts of Lots No. 6, 7 and 8 of the Anderson Estates, a plan of which is of record in Book 1835, page 121, said Register's Office, and described as follows: Beginning at a point on the westerly margin of Rio Vista Drive., said point being at a concrete marker at the intersection of Rio Vista Dr. and DuPont Avenue; thence southerly with the westerly margin of Rio Vista Drive 91.64 feet to a point, said point being the common corner of Lots No. 16 and 17 of said Subdivision; thence westerly with the dividing line of said Lots Nos. 16 and 17, 400 feet to a point on the rear line of said Subdivision; thence northerly with the said rear line of said Subdivision 110.4 feet to a point on the southerly margin of DuPont Avenue; thence easterly with the southerly margin of DuPont Avenue 379.94 feet to a concrete marker, thence continuing around a slight radius 3148 feet to the point of beginning.

Being the same property conveyed to Leslie Harold Hughes and wife, Alma Juanita Hughes, by deed from Orville M. Hughes and wife, Bessie T. Hughes, of record in Book 3436, page 523, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $28,500.00

Subscribed and sworn to before me, this the 22nd day of September 1978

James A. Hale
Affiant

My commission expires: 7-18-82 (Affix Seal)

Ruby P Ayers
Notary Public

This is ( ) unimproved ( ) improved property, known as ..... (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 Grantees, their (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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 22nd day of September, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Leslie Harold Hughes
Leslie Harold Hughes

Alma Juanita Hughes
Alma Juanita Hughes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESLIE HAROLD HUGHES AND WIFE, ALMA JUANITA HUGHES 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 Goodlettsville Tennessee, this 22nd day of September, 19 78.

Notary Public

Commission expires 7-18-82

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.....

SEP 25 78	CONV	28,500.00				
SEP 25 78	S'TAX		B*	74.10		
SEP 25 78	PR'FEE		B*	.50		
SEP 25 78	W'DEED		B*	4.00	*	78.60

WARRANTY DEED

FROM LESLIE HAROLD HUGHES, ET UX

TO JAMES A. HALE, ET UX

E 90526

IDENTIF. REFERENCE

SEP 25 2 34 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

Mail to Grantee
Goodlettsville, Tn. 37072