BOOK 5374 PAGE 836

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Tony Michael Formosa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 1978

Notary Public

MY COMMISSION EXPIRES: 1-4-81

LEON SHARBER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tony Michael Formosa (NAME) | The Galbreath Mortgage Company (NAME) | MAP 148-7 |
| 1631 Antioch Pike (STREET ADDRESS OR ROUTE NUMBER) | 101 East Town Street (STREET ADDRESS) | PARCEL 127 |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Columbus, Ohio 43215 (CITY) (STATE) (ZIP) | 5DU-17219 |

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 R. Hibbett et ux Bernace A. Hibbett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony Michael Formosa, a single man

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:

BEING Lot No. 1001 on the Plan of Cherokee Hills Subdivision, Section 8, as of record in Book 4300, Page 106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James R. Hibbett by deed of record in Book 5288, Page 401, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 4518, Page 495, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

IT IS understood and agreed that part of the consideration of the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5288, Page 403, Register's Office for Davidson County, Tennessee, payable to The Galbreath Mortgage Company.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantee herein.

This is unimproved ( ) improved (X) property, known as 1631 Antioch Pike (House Number) (Street) Antioch, TN 37013 (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 hands this 8th day of December, 19 78

JAMES R. HIBBETT: James R. Hibbett

BERNACE A. HIBBETT: Bernace A. Hibbett

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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, the within named James R. Hibbettet ux Bernace A. Hibbett

the bargainors, 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 8th day of December 19 78

Commission expires 1-21-81

Leon Sharber
Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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 R. Hibbett

TO Tony Michael Formosa

F 0 5 0 6 6

IDENTIF. REFERENCE

DEC 14 9 33 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

| | | | | |
|---|---|---|---|---|
| DEC 14 78 | CONV | 31,000.00 | | |
| DEC 14 78 | S'TAX | | B* | 80.60 |
| DEC 14 78 | PR'FEE | | B* | .50 |
| DEC 14 78 | W'DEED | | B* | 4.00 |
| | | | * | 85.10 |