WARRANTY DEED

Prepared by: ~~XXXXXXXXXXXX~~
BONE & WOODS

BOOK 5382 PAGE 567

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Paul Larry Gleaves	Investors Savings & Loan Assoc.	FB#4D-20800
(NAME)	(NAME)	
Rt. #1, Bakers, Grove Rd.	150 West Main Street	Part of Map 123-0
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tenn. 37076	Gallatin, Tennessee 37066	Parcel 52
(CITY) (STATE) (P.O ZIP)	(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, Lonnie J. Hunter and wife, Charlene E. Hunter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Larry Gleaves and wife, Brenda Faye Gleaves

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

For tract of land in the Fourth, formerly the Sixteenth Civil District of Davidson County, Tennessee, being described according to a survey by R. L. Montoya, Surveyor, dated December 4, 1978, as follows:

BEGINNING at an iron pin in the Northeasterly margin of Bakers Grove Road, said point being northwestwardly 0.45 miles, more or less, from the northwesterly quadrant of the intersection of Bakers Grove Road and Granny Wright Lane; thence leaving the northeasterly margin of said Bakers Grove Road north 11° 50' 55" east 714.38 feet to an iron pin; thence north 52° 29' 26" west367.00 feet to an iron pin; thence South 11° 50' 55" west 618.42 feet to an iron pin in the northeasterly margin of Bakers Grove Road; thence with the northeasterly margin of Bakers Grove Road, in a southeastwardly direction, a distance of 418.02 feet to the point of beginning.

There is also included in this conveyance a 10-foot easement for maintenance and repair of an existing waterline from a well located on the remaining property of Grantors lying adjacent to and northwest of and serving the property conveyed herein to Grantees as hereinabove described. Said easement, being 10-feet in width lies 5 feet on either side of a center line being more particularly described as follows:

BEGINNING at a point in the westerly line of the above described tract, said point being North 11° 50' 55" east from the southwesterly corner of said tract; thence north 50° 01' 45" west 420 feet, more or less, to a well located on the remainder of Grantors' property.

Being part of the same property conveyed to Lonnie J. Hunter and wife, Charlene E. Hunter by deed from Maggie Mai Parham, a widow, of record in book 4640, page 850, Register's Office for Davidson County, Tennessee.

JAN-8??	CONV	22,000.00			
JAN-8??	S'TAX		B*	57.20	
JAN-8??	PR'FEE		B*	.50	
JAN-8??	W'DEED		B*	4.00	* 61.70

unimproved ( )
This is improved (X) property, known as Rt. #1 Bakers Grove Road, Hermitage, Tennessee 37076
(House Number) (Street) (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 convenant 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 convenant 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.

Prepared by:
BONE & WOODS
~~XXXXXXXXXX~~
ATTORNEYS AT LAW
GALLATIN, TENN

Witness hand this 5th day of January, 19 79

Lonnie J. Hunter
LONNIE J. HUNTER

Charlene E. Hunter
CHARLENE E. HUNTER

STATE OF TENNESSEE
Sumner County }

BOOK 5382 PAGE 568

Personally appeared before me, Marsha E. Fuqua, a Notary Public in and for said County and State, the within named Paul Larry Gleaves and wife, Brenda Faye Gleaves

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 Hendersonville, Tn., Tennessee, this 5th day of January 19 79

Commission Expires January 23, 1980

Marsha E. Fuqua
Notary Public

STATE OF TENNESSEE
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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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

FORM 11-77

STATE OF TENNESSEE
County of Sumner }

The actual consideration or value, whichever is greater, for this transfer is $ 22,000.00

Dallas E. Morrison
Affiant

Subscribed and sworn to before me, this the 5th day of January, 19 79.

Marsha E. Fuqua
Notary Public

My commission expires January 23, 1980

(AFFIX SEAL)

F. 0 8 3 8 1

WARRANTY DEED

FROM Lonnie J. & Charlene Hunter

TO Paul Larry & Brenda Faye Gleaves

IDENTIF. REFERENCE

JAN 8 10 17 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Return to: Guaranteed Savings & Loan
P.O. Box 1196
Hendersonville, Tenn.
37075

Prepared by:
BONE & WOODS
Attorneys
P. O. Box 1070
GALLATIN, TENNESSEE 37066
(615) 452-5531 256-9048