F.405547

IDENTIF. REFERENCE

JUL 17 3 15 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Loan# 554,956-4
RETURN TO HOME FEDERAL

BOOK 5466 PAGE 468

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer if $ 76,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of July, 1979.

Notary Public

My commission expires: April 29, 1980

This Instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows: James L. Magee, Jr. and Candice C. Tuholsky
280 Nanearle Drive
Nashville, Tennessee 37220

Send Tax Bills to:
SEND TAX BILLS TO:
Home Federal S & L Association
230 - 4th Avenue No.
Nashville, Tennessee 37219

Map-Parcel Numbers
~~to be assigned~~
Re
146 14
Par. 43 CE

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, CLARENCE B. REDDEN AND WIFE, MARGARET IRENE REDDEN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES L. MAGEE, JR., AND CANDICE C. TUHOLSKY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Nanearle Acres, as of record in Plat Book 1424, page 77, said Register's Office, and more particularly described as follows:

SAID Lot No. 8 fronts 150 feet on the northerly margin of Nanearle Drive and extends back between lines 330 feet on the westerly line and 315.74 feet on the easterly line, to a line in the rear measuring 150.57 feet.

Being the same property conveyed to Clarence B. Redden and wife, Margaret Irene Redden by deed from Samuel Larry Haynes and wife, Andrea H. Haynes, of record in Book 4620, page 972, said Register's Office.

This property is also described according to a survey by R. L. Montoya, dated July 9, 1979, a copy of which is attached hereto as Exhibit A, but, however, there is excluded from the warranties of this instrument the rear portion of said lot, lying north of an existing fence line traversing said lot, which portion is more particularly shown on Exhibit A, and described as follows:

BEGINNING at a concrete monument located in the westerly line of said Lot No. 8 as shown on said plan at a point 298.57 feet northerly from the northerly margin of Nanearle Drive; thence North 1 deg. 18 min. 09 sec. East 31.43 feet to a point which is the northwesterly corner of said Lot as shown on said plan; thence with the rear line of said lot as shown on said plan eastwardly 150.57 feet to a point which is the northeast corner of said lot as shown on said plan; thence South 1 deg. 06 min. 21 sec. West 29.39 feet to an iron pipe in the easterly line of said lot as shown on said plan; thence with an existing fence line, North 82 deg. 51 min. 23 sec. West 149.80 feet to the point of beginning.

This is improved property, known as 820 Nanearle Drive
(House Number) (Street)

Nashville, Tennessee 37220
(P. O. Box) (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, theirs 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 13th day of July, 1979.

CLARENCE B. REDDEN MARGARET IRENE REDDEN

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 CLARENCE B. REDDEN AND WIFE, MARGARET IRENE REDDEN, 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 Nashville, Tennessee, this the 13th day of July, 1979.

Notary Public

My Commission Expires:

April 27, 1980

Forest Acres Dr. (50')

William T. Bowers Property
Book 2643, Page 165, R.O.D.C.

(Lot Line & Easement As Per Recorded Plat)
(150.57' Plat)
10' Esmt. for Utilities
Exist. Mon. Cap In Conc.
Fence
S82°-51'-23"E 149.80'
Exist. Iron Pipe
298.57'
1.00 Ac.±
8
286.35'
Rock Wall
10.5' x 7.5' Shed
Car Port
Residence
A/C
Porch
Lot No. 3
Forest Acres - Section 3 Resub.
Book 2331, Page 19, R.O.D.C.
(330' As Per Recorded Plat)
(315.74' As Per Recorded Plat)
N1°-18'-09"E
S1°-06'-21"W
120'±
122'±
60' Setback Line
Asphalt Drive
9
Exist. Iron Pin
423.8'
(150' Plat)
N87°-32'-30"W 150.04'
Exist. Iron Pin

Nanearle Dr. (50')

Surveyor's Certificate

I hereby certify the information shown hereon is correct to the best of my knowledge and belief.

ROCKY L. MONTOYA
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE NO. 697

EXHIBIT A

BOUNDARY SURVEY

PROPERTY OF James L. Magee, Jr.
SUBDIVISION Nanearle Acres
ADDRESS 820 Nanearle Dr. CITY Nashville COUNTY Davidson
LOT NO. 8 BLOCK PLAT BOOK 1424 PAGE 77
SCALE 1"=50' DATE July 9 1979 JOB NO 79-820 BY Rocky L. Montoya NO. 697
REGISTERED LAND SURVEYOR

r. l. montoya — LAND SURVEYING
113 PICO COURT HENDERSONVILLE - TENNESSEE 37075

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5466 PAGE 471

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

76000.00- CO
197.60 CO TX
.50 PRFEE
9.00 WDEED
CHECK 207.10-
7021A07/17/79 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 405477

IDENTIF. REFERENCE

JUL 17 3 15 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697737