WARRANTY DEED

BOOK 5683 PAGE 751

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,387.77

Donna T. Hulse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November 1980.

Notary Public

MY COMMISSION EXPIRES: 5-18-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, ATTORNEYS 107 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDGAR C. HULSE et ux (NAME)	First & Mid-South Mortgage Company (NAME)	Map 76-5
305 Leesa Ann Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	Parcel 22
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, JOHN OSCAR YOUNG and wife, ANITA YOUNG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDGAR C. HULSE and wife, DONNA T. HULSE

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. 21 on the Plan of Hidden Hill, as of record in Book 4860, page 43, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 fronts 52.06 feet on the southerly side of Leesa Ann Court and extends back 170.42 feet on the northwesterly line and 123.12 feet on the easterly line to a dead line in the rear measuring 200 feet thereon.

BEING the same property conveyed to John Oscar Young and wife, Anita Young, by deed dated June 16, 1977, from Bobby Smith Builders, Inc., as of record in Book 5160, page 685, Register's Office for Davidson County, Tennessee.

Grantees herein assume and promise to pay the first mortgage indebtedness on this property in favor of First & Mid-South Mortgage Company, as of record in Book 5160, page 687, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including those found in Book 4938, page 337, and in Book 4860, page 43, said Register's Office.

This deed prepared from documents, instruments and information provided by the parties.

unimproved ( )
This is improved (X) property, known as 305 Leesa Ann Court, 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 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 hand S this 25th day of November, 1980

John Oscar Young

Anita Young

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 John Oscar Young and wife, Anita Young

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 Nashville, Tennessee this 5 day of November, 1980

Notary Public

Commission Expires 5-18-81

STATE OF
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 { 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 purpose 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

6934

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RUSH

IDENTIF. REFERENCE

DEC 1 8 39 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JOHN OSCAR YOUNG et ux ANITA

TO

EDGAR C. HULSE et ux DONNA T.

TITLE INSURED BY POLICY NUMBER:

---NONE---

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

U.S.LIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5683 PAGE 753

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50382.77- CO
131.64 CO TX
.50 PRFEE
6.00 WDEED
CHECK 137.54-
6935A12/01/80 B&L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1.93 87

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IDENTIF. REFERENCE

DEC 1 8 39 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 794308