Map 96-6
Par. 123

BOOK 5723 PAGE 94

SEND TAX BILLS TO: New Owner
MR. BILLY WEBB LITTLE
421 Cottonwood Ct
Nashville Tenn

THIS INSTRUMENT PREPARED BY
KELLY, HARSH & KELLY
ATTORNEYS AT LAW
GALLATIN, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND TWO HUNDRED ($3,200.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, SUE T. LITTLE, have this day bargained and sold and by these presents do hereby transfer and convey unto BILLY W. LITTLE, his heirs and assigns, such and sufficient interest, same being all of my interest in and to the within described property so as to create an ownership by BILLY W. LITTLE in fee simple absolutely, in and to the following described property located in Davidson County, Tennessee, as follows:

BEING Lot No. 180, on the plan of Cloverhill Subdivision, Section 4, as of record in Book 2133, page 62, 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 Billy W. Little and wife, Sue T. Little, by deed from Otis H. Robinson and wife, Katherine S. Robinson, dated December 23, 1977, and of record in Deed Book 5237, page 463, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to restrictive covenants of record in Book 2145, page 262, Register's Office for said County.

This Conveyance is subject to any and all existing easements of record.

TO HAVE AND HOLD such and sufficient interest, same being all of my interest, in the above lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said BILLY W. LITTLE, his heirs and assigns, for the purpose of creating an estate in fee simple absolutely in the said BILLY W. LITTLE to have and to hold forever.

I COVENANT with the said BILLY W. LITTLE that I am lawfully seized and possessed of such an interest in said lot or parcel of land, that I have a good right to convey my interest and that same is unencumbered, EXCEPT for applicable building and zoning regulations, all visible easements, and Restrictions hereinabove referred to, and a deed of trust of record in Mortgage Book _____, page _____, RODCT, which the Grantee herein assumes solely and agrees to hold the Grantor harmless.

I FURTHER COVENANT with BILLY W. LITTLE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said interest in and to said lot or parcel of land, unto the said BILLY W. LITTLE, his heirs and assigns, for the purpose of creating a title in fee simple absolutely as aforesaid against the lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 21ST day of December, 1979.

Sue Thornton Little
SUE T. LITTLE

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 SUE T. LITTLE, the bargainor, with whom I am personally acquained and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, on this the 21ST day of December, 1979.

Mark E. Butts
NOTARY PUBLIC

SHERYL D. ISBELL NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 1-15-83.

STATE OF TENNESSEE

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COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 3200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT Kelly, atty

SUBSCRIBED and sworn to before me,

this the 31st day of December, 1979.

NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

MY COMMISSION EXPIRES: 9/25/82.

5756 03/19 18.12- CHECK

533849

IDENTIF. REFERENCE

FILED

MAR 19 2 40 PM '81

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			3200.00- CO	
			8.32 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			.30 MISC.	
			CHECK 18.12-	
5756A	03/19/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63849

IDENTIF. REFERENCE

MAR 19 2 40 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 812430