6043

BOOK 6315 PAGE 124

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 19 84.

Notary Public

MY COMMISSION EXPIRES 11-1-85
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Houston Hare	Wachovia Mortgage Co.	174
(NAME) Cane Ridge Rd.	(NAME) P. O. Box 3174	90
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tenn.	(STREET ADDRESS) Winston-Salem, NC 27102	5D 35885
(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~~ I, Nicholas W. Randolph, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Houston Hare and wife, Vallean Hare

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 the southwest portion of the Hallie H. Coffey property of record in Book 1755, page 143, said Register's Office, and described according to a survey made by Ralph Lambert & Son Surveyors, dated October 25, 1975 as follows:
BEGINNING at a set iron pin in the easterly margin of Cane Ridge Road said point also being 4575 feet, more or less, south of the intersection of Old Franklin Road and Cane Ridge Road; thence with the easterly margin of said Cane Ridge Road South 20° 30' East 172.0 feet to a point; thence continuing along margin South 30° 05' East 456.4 feet to a set iron pin; thence leaving said road North 57° East 21.0 feet to a set iron pin; thence North 4° East 931.7 feet to a set iron pin; thence South 44° West 535.0 feet to the point of beginning and containing 3.55 acres, more or less.

Being the same property conveyed to Nicholas W. Randolph by deed from Hallie H. Coffey, unmarried of record in Book 4973, page 902 and corrected in Book 5036, page 659, Register's Office for Davidson County, Tennessee.

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

06/13 451.13- CHECK

This is unimproved ( ) improved (XX) property, known as Cane Ridge Road, Antioch, Tenn.
(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 ti, 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 my hand this 11th day of June, 19 84

X Nicholas W. Randolph
NICHOLAS W. RANDOLPH

1482

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas W. Randolph, unmarried

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of June 19 84

Commission expires 11-1-87

Notary Public

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

TO

IDENTIF. REFERENCE

1289 4.3

JUN 13 2 58 PM '84

FELIX A. WILSON II
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6315 PAGE 126

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

171[illegible].00- CAMT.
494.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 451.10-
4821A06/13/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 8 9 4 3

IDENTIF. REFERENCE

JUN 13 2 58 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0044131