BOOK 6334 PAGE 157

STATE OF TENNESSEE }
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

Joe Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 19 84.

Marian R. Harvey
Notary Public

MY COMMISSION EXPIRES: 11/23/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM W. WEEMS, ATTORNEY, 699 WEST MAIN STREET, HENDERSONVILLE, TN. 37075
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LARRY HERN (NAME)	SAME (NAME)	Map 44-15
2770 W. MARKET STREET (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 423
AKRON, OHIO 44313 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D 45900

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, MIKE PHILLIPS AND LINDA PFITZER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY HERN, AND WIFE, BRENDA G. HERN,

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:

Land in Davidson County, Tennessee, being Lot No. 1 of a resubdivision of Lot 11-A of Village of Old Hickory, Section "B", as of record in Plat Book 5190, page 488, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 1 fronts 89.46 feet on the easterly margin of Riverside Drive and runs back 198.00 feet on the northerly lot line and 170.83 feet on the southerly lot line to a line in the rear upon which it measures 83.77 feet.

Being part of the same property devised by Pauline L. Phillips to Mike Phillips and Linda Pfitzer by will, a certified copy of which is of record in Book 5917, page 378, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions in Book 1643, page 325, as same may apply; further subject to plan of record in Book 5190, page 488 and any and all limitations therein.

Subject to taxes for 1984 which have been prorated and assumed by Buyer.

CHECK

unimproved (x)
This is improved ( ) property, known as Lot No. 1 of Re-subdivision of Lot 11-A Village of Old Hickory, Sec. B
(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 18th day of June, , 19 84.

Linda Pfitzer
Linda Pfitzer

Mike Phillips
Mike Phillips

07/10 42.30 -

2015

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 6334 PAGE 158

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LINDA PFITZER,

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

Witness my hand and official seal at Hendersonville, Tennessee, this 5th day of July, 1984.

My commission expires 11/23/84 Notary Public Marion B. Harvey

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____, 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 _____

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF GEORGIA:
COUNTY OF Floyd

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MIKE PHILLIPS, 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 Rome, Georgia, this 18th day of June, 1984.

Notary Public Juanelle Frazier

My Commission Expires: _____

My Commission Expires July 6 1986

I 34896

IDENTIF. REFERENCE T

JUL 10 8 45 AM '84

REGISTER'S OFFICE DAVIDSON COUNTY, TN

WARRANTY DEED

FROM MIKE PHILLIPS AND LINDA PFITZER

TO LARRY HERN, ET UX, BRENDA G. HERN

CHEROKEE LAND TITLES, INC.
699 WEST MAIN STREET
P. O. BOX 676
HENDERSONVILLE, TENNESSEE 37075

Return -
Prepared By
WILLIAM W. WEEMS, ATTORNEY
699 West Main, Hendersonville, Tennessee 37075

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6334 PAGE 159

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
			[illegible] CANT.	
			36.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	42.90-
2015A07/10/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 4 8 9 6

IDENTIF. REFERENCE

JUL 10 8 45 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0051120