4C58

Re-recorded
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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 19 85

Notary Public

MY COMMISSION EXPIRES July 18, 1987

CORRECTION

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel F. Throneberry (NAME)	SAME (NAME)	MAP 138
519 Saundersville Ferry Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 17
Mt. Juliet, TN 37122 (CITY) (STATE) (P. O ZIP)	(CITY) (STATE) (ZIP)	4D-22780

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, Carrie A. Pedigo and husband, Paul J. Pedigo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel F. Throneberry and wife, Betty L. Throneberry

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 the fourth Civil District of Davidson County, Tennessee, being formerly in he first Civil District of Rutherford County, Tennesee, and the twenty-fifth Civil distrit of Wilson County, Tennessee, described according to a survey mae by Ralph W. C. Lambert, Surveyor, November 10, 1956.

Beginning at an iron pin in the northerly margin of Couchville Pike, the southwest corner of the property conveyed to William C. Franklin and wife, Mary K. Franklin, by deed from Eugene Otto Smith and wife, Goldi Mai Santi Smith, of record in Book 2601, page 299, Register's Office for said County; thence North 0 deg. 30' east, with a fence line, 327 feet to an iron pin; thence N 88° W with fence li: 178 feet to an iron pin; thence south 1 deg. 45' west, with a fence line, 328 feet to an iron pin in the northerly margin of said Pike; thence N 89° 30' East, with the margin of the same 206 feet to the beginning, containing 1.43 acres, more or less.

BEING the same property conveyed to Carie A. Pedigo from W. P. Walker and wife, Mamie R. Walker of record in Book 2737, pge 511, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

CHECK

This is unimproved ( ) improved (X) property, known as 3804 Couchville Pike, Hermitage, TN 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 my hand this 15th day of April, 19 85

Paul J. Pedigo Carrie A. Pedigo

Paul J. Pedigo Carrie A. Pedigo

6536

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~Carrie A. Pedigo~~ and husband, Paul J. Pedigo

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 Hermitage, Tennessee, this 15th day of April 1985.

Commission expires July 18, 1987

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
Carrie A. Pedigo

TO
Joel F. Throneberry

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

Re-record
J 0 1 5 3 8

IDENTIF. REFERENCE
MAY 3 10 20 AM '85
DAVIDSON COUNTY, TN

RUSH

IDENTIF. REFERENCE
APR 17 8 67 AM '85
DAVIDSON COUNTY, TN

1 9 7 0 1 7