Map 75-10
Par 149 & 150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND DOLLARS AND NO/100, ($50,000.00), ~~including the assumption of a deed of trust of record in Book 3921, Page 247, in the Register's Office for Davidson County, Tennessee, and the balance~~ cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, Ida C. Nicks, have this day BOOK 6759 PAGE 830 bargained and sold and by these presents do transfer and convey unto Jerry Mack Hargis, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described as follows:

Lying and being in Davidson County, Tennessee, and being Lot No. 184 on the Map of Hermitage Estates Subdivision, and of record in Book 3300, Pages 70 and 71, in the Register's Office for Davidson County, Tennessee.

SAID lot No. 184 fronts 81 feet on the Southeasterly margin of Terry Lane and extends back between lines measuring 149.75 feet on the Southwesterly line and 149.82 feet on the Northeasterly line to a dead line in the rear on which it measures 81 feet.

Being the same property conveyed to Josef Howard Cochran by deed from Malvin Homes, Inc., dated July 30, 1965, and of record in Book 392, Page 245, in the Register's Office for Davidson County, Tennessee. Also being the same property title which was vested in Ida C. Nicks by the Last Will and Testament of Josef Howard Cochran, Said will is of record in Will Book L, Page 423, in the Office of the County Court Clerk of Dickson County, Tennessee, and also of record in Will Book 6753, Page 550, in the Office of the County Court Clerk of Davidson County, Tennessee.

TO HAVE TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jerry Mark Hargis, his heirs and assigns, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it.

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $50,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jerry Mack Hargis
Affiant

Subscribed and sworn to before me this the 7 day of January 1986

NOTARY PUBLIC

My Commission Expires: 1/10/89

Send Tax Bills to
Jerry Mack Hargis
1648 Tanner Dr.
Madison, TN 37115

Address

THIS INSTRUMENT PREPARED BY:
JERRY V. SMITH, Attorney
DICKSON, TN

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend title to the said land to the said Jerry Mack Hargis, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my signature on this the 30th day of December, 1985.

Ida C. Nicks
IDA C. NICKS

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STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named IDA C. NICKS, the bargainor, with who I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson Tennessee on this the 30th day of December, 1985.

NOTARY PUBLIC

My Commission Expires:
12-6, 19 87.

7149

IDENTIFICATION REFERENCE

JAN 24 2 51 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6769 PAGE 832

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] 135.50
[illegible] .50
[illegible] 6.00
[illegible] 135.50
9058A01/24/06 [illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 4 9 7

IDENTIF. REFERENCE

JAN 24 2 51 PM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 213742