File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,240.00

+ Gail Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November 19 86

Notary Public

MY COMMISSION EXPIRES 11-28-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, NASHVILLE, TN. 37201

NAME		ADDRESS
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Milburn L. Martin et ux	SAME	125-0-64
(NAME)	(NAME)	
4049 Maxwell Road		02D 31370
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tenn. 37013		
(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, W. S. Hittinger, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Milburn L. Martin and wife, Gail Martin

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 lying in the 2nd Civil District of Davidson County, Tennessee, and described according to a survey by McConnell Engineering dated November 12, 1986 and more particularly described as follows:

BEGINNING at a point in the southerly margin of Maxwell Road, said point also being the corner of subject property and land of Salvatore and Caterina Oliveri as of record in Book 6245, page 749, R. O. D. C., Tennessee; thence with Oliveri's line S. 16° 18' 44" W. 895.27 feet to a point at the common corner of subject property, Oliveri and E. Cordell and Margaret L. Lawrence of record in Book 4483, page 915, R. O. D. C., Tennessee; thence with Lawrence's line and continuing beyong Lawrence and with Mrs. Treasy Vaughn ET VIR N 78° 23' 18" W. 871.27 feet to an old iron pipe at the common corner of subject property, Vaughn and Douglas B. Akins, Sr., as of record in Book 5059, page 490, R.O.D.C., Tennessee; thence with Akins line N. 29° 01' 25" W. 176.50 feet to an old iron rod; thence with the line of Milburn Leon Martin and Margie Gail Martin as of record in Book 5469, page 171, R.O. D. C., Tennessee, N. 28° 31' 00" W. 625.73 feet to an old iron rod in the southerly margin of Maxwell Road; thence with said margin S. 89° 13' 11" E. 356.81 feet to a fence corner; thence leaving said roadway margin S. 02° 56' 02" E. 247.95 feet to a fence corner; thence S. 89° 29' 30" E. 281.60 feet to a fence corner; thence N. 02° 41' 09" W. 246.54 feet to a point in the southerly margin of said Maxwell Road; thence along said roadway margin S. 89° 13' 11" E. 849.83 feet to the point of beginning; and containing 19.28 acres.

Being the same property conveyed to W. S. Hittinger and wife, Tennie Mae Hittinger by deed from Nora Lee Hibbett Adcock of record in Book 1492, page 91, Register's Office for Davidson County, Tennessee. The said Tennie Mae Hittinger having since died and property vested solely in W. S. Hittinger.

This is unimproved (X) improved ( ) property, known as 4144 Maxwell Road, Route #2, Antioch, Tenn. 37013
(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 our hand s this 18th day of November, 19 86

X W. S Hittinger
W. S. Hittinger

STATE OF TENNESSEE
Davidson County

BOOK 7047 PAGE 445

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

the bargainor, or proved to me upon the basis of satisfactory evidence, 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 18th day of November 19 86.

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 _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), 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

IDENTIFICATION REFERENCE

6590.9

Nov 21 1 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
NASHVILLE, TENNESSEE 37201

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

RECEIVED OF _____

FOR _____

BOOK 7047 PAGE 446

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

154200.00 CONT.
451.76 STAX
.50 PRFEE
6.00 MRTG
CHECK 458.26
90538 11/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65909

IDENTIFICATION REFERENCE

Nov 21 1 59 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 14896