BOOK 7823 PAGE 273

27205

Warranty Deed

8529 04/24 0101 03CHECK 112.10

NAME & ADDRESS OF OWNER:
Dwight A. Eatherly
704 Arbor Crest
Antioch, TN 37013

SEND TAX NOTICES:
Same

MAP-PARCEL NO.
176 002

APR 24 12 56 PM '89

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $32,000.00.

William S. Hittinger
Affiant

Sworn to and subscribed before me this 24th day of April, 1989.

James L. Bass
Notary Public

My Commission expires: Jan 13, 1990

****

FOR AND IN CONSIDERATION of the sum of Thirty Two Thousand and No/100 Dollars ($32,000.00), cash in hand paid, the receipt of which is hereby acknowledged; I, William S. Hittinger, have bargained and sold and by these presents do hereby transfer and convey unto Dwight A. Eatherly and wife, Ginger H. Eatherly, their heirs and assigns, two certain tracts or parcels of land lying and being in the Second (2nd) Civil District of Davidson County, Tennessee, and being bounded and described as follows, to-wit:

Land located in the Second (2nd) Civil District of Davidson County, Tennessee, more particularly described according to a survey made by Frank V. Neeley, Registered Land Surveyor, dated April 1989, as follows:

TRACT NO. 1: **BEGINNING** at an iron pin located in the southeast corner of said property same being at the intersection of Maxwell Road and the Lavergne- Couchville Pike; running thence with the North right-of-way of Maxwell Road South 87 degrees 12 minutes 02 seconds West 102.75 feet to an iron pin; thence along a curve to the right with a radius of 1,950.00 feet, a distance of 108.90 feet to an iron pin, same being the common southwest corner of the subject property and the southeast corner of the Haley property; thence leaving the margin of Maxwell Road, North 01 degree 06 minutes 33 seconds East 134.95 feet, with Haley's East line to an iron pin; thence North 09 degrees 38 minutes 23 seconds West 209.68 feet with Haley's East line to an iron pin, same being the common northwest corner of the subject property and the northeast corner of the Haley Property; thence South 88 degrees 02 minutes 41 seconds East 235.78 feet to an iron pin at the West right-of-way of the Lavergne - Couchville Pike; thence with said right-of-way along a curve to the left, with a radius of 5,596.29 feet, a distance of 178.53 feet to an iron pin;

PREPARED BY:
BASS AND BASS
ATTORNEYS AT LAW
CARTHAGE, TENNESSEE

thence continuing South 01 degrees 58 minutes 00 seconds East 147.86 feet to the point of **BEGINNING**, containing 1.6513 Acres, more or less.

TRACT NO. 2: **BEGINNING** at an iron pin in the northerly right-of-way of Maxwell Road, said iron pin being located at the common southeast corner of the subject property and the southwest corner of the Haley property; running thence with the northerly right-of-way of Maxwell Road North 86 degrees 26 minutes 27 seconds West 343.28 feet to an iron pin; thence leaving the right-of-way of Maxwell Road North 07 degrees 21 minutes 21 seconds East 330.92 feet to an iron pin; thence South 88 degrees 02 minutes 41 seconds East 305.24 feet to an iron pin, said pin being at the common northeast corner of the subject property and the northwest corner of the Haley Property; thence South 00 degrees 48 minutes 50 seconds East 339.12 feet with the west boundary of the Haley Property to the **BEGINNING**, Containing 2.489 Acres, more or less.

BEING part of the property vested in William S. Hittinger and wife, Tennie Mae Hittinger, by deed from Christopher C. Hamilton and wife, Mildred B. Hamilton, of record in Deed Book 1683, Page 614, said Register's Office. Tennie Mae Hittinger having since died.

Possession with deed. 1989 Taxes pro-rated and assumed by Buyers.

TO HAVE AND TO HOLD said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Dwight A. Eatherly and wife, Ginger H. Eatherly, their heirs and assigns, forever. I covenant that I am lawfully seized and possessed of land in fee simple; have a good and lawful right to sell and convey it and the same is unencumbered.

I **FURTHER COVENANT** and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Dwight A. Eatherly and wife, Ginger H. Eatherly, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this 24th day of April, 1989.

William S. Hittinger

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

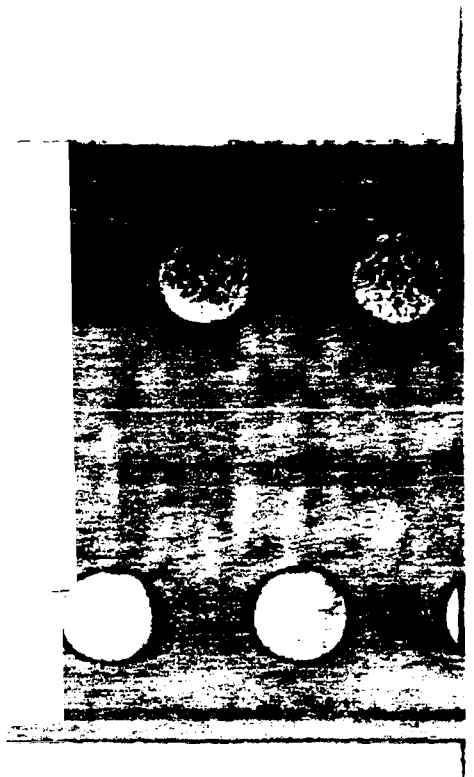
Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named William S. Hittinger, unmarried, the bargainor, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at offices, Davidson County, Tennessee, this 24th day of April, 1989.

James L. Bain
Notary Public

My Commission Expires:

Jan. 14, 1990



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

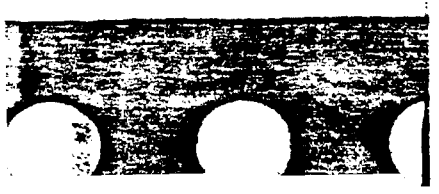
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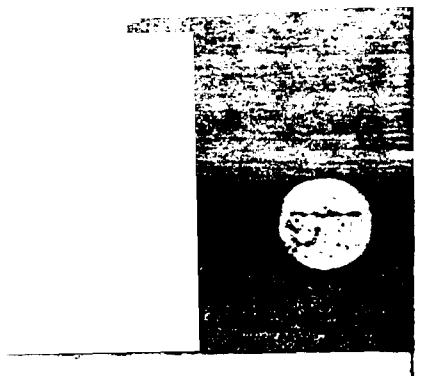
FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL





CAMT	32000.00
CON TX	105.60
PRFEE	0.50
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY [illegible]	6.00
TOTAL	112.10
CHECK	112.10

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No. 202881