RE-RECORD

~~10345:434~~

10303:754

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 96

Notary Public

MY COMMISSION EXPIRES: 9-18-99
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLIE ARMSTRONG (NAME)	CHARLIE ARMSTRONG & DONNA REEDER (NAME)	MAP NO. 173-0
14690 OLD HICKORY BLVD (ADDRESS)	14690 OLD HICKORY BLVD. (ADDRESS)	PARCEL NO. 35
ANTIOCH, TENNESSEE 37013 (CITY) (STATE) (ZIP)	ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	

FOR AND 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, M & C ~~XXXXXXXXXX~~ PROPERTIES LDM MDC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLIE ARMSTRONG AND DONNA REEDER, BOTH UNMARRIED

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 on the Final Plat of Mullins Subdivision of record in Plat Book 8250, page 626, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Larry Dwain Mullins and wife, Marcia G. Mullins by deed from Luther L. Hays and wife, Clemmye Moran Hays of record in Book 8271, page 837, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to M & C Partnership by Quit Claim Deed from Larry Dwain Mullins and wife, Marcia G. Mullins of record in Book 6303 Page 752, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 14690 OLD HICKORY BLVD, ANTIOCH, TENNESSEE 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 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 December 19 96

M & C ~~XXXXXXXXXX~~ PROPERTIES LDM MDC

By:
LARRY MULLINS, PARTNER

Attest:
MARK CLEMMONS, PARTNER

THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT GRANTORS NAME.

RE-RECORD

BK/10303PG755

BK/10345PG435

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared LARRY MULLINS and MARK CLEMMONS with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the PARTNER and PARTNER respectively of the M & C ~~XXXXXXXXXX~~ PROPERTIES #32 the within named bargainor, and corporation, and that they as such PARTNER and PARTNER being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said LARRY MULLINS as such PARTNER, and attesting the same by the said MARK CLEMMONS as such PARTNER.

Witness my hand and official seal at office at NASHVILLE, TN on this the 18th day of December 1996.

My commission expires 9-18-99

Mary Jane Smith
Notary Public

0271776
IDENTIFICATION REFERENCE
RE-RECORD
97 FEB 10 PM 12:51
DAVIDSON COUNTY, TN.

0259720
IDENTIFICATION REFERENCE
96 DEC 30 AM 10:34
DAVIDSON COUNTY, TN.

0027 12/30 0101 03CHECK 286.50

4959 02/10 0101 03CHECK 8.00