Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 10763 PG 974

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Minna Ware White, et vir 5364 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 24 Parcel 21 Field Book 10D09010

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, VIRGINIA BUCHANAN CUMMINGS, an unmarried woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto MINNA WARE WHITE and husband, JAMES D. WHITE, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land lying in the 10th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin by a post at the northeast corner of Reverend L.L. Allen; thence with the line of Allen, South 82 deg. 16' West, 61.04 feet to a point; a corner of Tract No. 3 of the Plan of the Lands of Noble E. Cummings; thence leaving Allen line, North 00 deg. 55' West 429.48 feet to a point in the center line of a road which traverses the lands of Noble E. Cummings, as shown on the Plan of the Lands of said Noble E. Cummings, as divided by him among his children, said Plan being unrecorded; thence with the center line of said road, North 57 deg. 10' East 149.14 feet, and North 53 deg. 52' East 168.94 feet to a point in the line of John Jackson; thence leaving the road with Jackson line, South 2 deg. 07' East 678.6 feet to an iron pin by a stone; thence continuing with Jackson line, South 29 deg. 50' East 594.7 feet to an iron pin; thence with the original boundary line of the Noble E. Cummings land, South 64 deg. 18' West 316.2 feet to an iron pin; North 3 deg. 25' West 291.7 feet to an iron pin; South 88 deg. 05' West 206.25 feet to an iron pin, and North 00 deg. 55' West 445.5 feet to the point of beginning, containing 7.59 acres, more or less, and being Tract No. 4 of the aforementioned Noble E. Cummings Plan.

Being the same property conveyed to Noble E. Cummings, Jr. and wife, Virginia Buchanan Cummings, by deed from Noble E. Cummings, Sr. and wife, Minnie W. Cummings, of record in Book 3312, page 451, Register's Office for Davidson County, Tennessee. The said Noble E. Cummings, Jr. is deceased, as a result of which ownership and title to the said property is now vested in Virginia Buchanan Cummings, in fee simple.

The said property is unimproved property.

4155 01/21 0101 03CHECK 46.00

The property description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

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.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT AN EXAMINATION OF THE TITLE TO SUCH PROPERTY.

BOOK 10763 PG 975

The GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except for:

1. 1997 State and County real property taxes, which are a lien but not yet due and payable, and which will be paid in full by the GRANTEES, when due.

The GRANTOR does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on day and date last acknowledged below.

"GRANTOR"

Virginia Buchanan Cummings
VIRGINIA BUCHANAN CUMMINGS

"GRANTEES"

Minna Ware White
MINNA WARE WHITE

James D. White
JAMES D. WHITE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA BUCHANAN CUMMINGS, and MINNA WARE WHITE and husband, JAMES D. WHITE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of Dec., 1997.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Patsy C. Davidson
Affiant

Sworn to and subscribed before me, this the 31st day of Dec., 1997.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

0392071
IDENTIF. ↑ REFERENCE

98 JAN 21 PM 1:35
ELIA ... REGISTER
DAVIDSON COUNTY, TN.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT AN EXAMINATION OF THE TITLE TO SUCH PROPERTY.

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

RECEIVED OF _____

FOR _____

BOOK 10763 PG 976

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 80.00
ERR CO
WDEED 80.00-
WDEED 8.00
TOTAL 46.00
CHECK 46.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/21/98 01 13:39 0001 4155

0392071 IDENTIF. # REFERENCE

98 JAN 21 PM 1:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1244776