Mail

THIS INSTRUMENT PREPARED BY:

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

Warranty Deed

10763 977

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 23 Parcel p/o 62.00

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 in Davidson County, Tennessee described as Tract No. 3 on the survey of the Cummings Tracts dated September 2, 1992 by Tommy E. Walker, Registered Land Surveyor, No. 1465, as follows:

Beginning at an iron pin, a corner to the property conveyed to Sina Essary and Elizabeth Essary, of record in Book 8440, page 757, Register's Office for Davidson County, Tennessee, in the line of the property conveyed to Kimberly G. Hill, et al, of record in Book 6826, page 883, Register's Office for Davidson County, Tennessee; thence with the line of Hill, North 04 deg. 29' 48" East 1,459.07 feet to an iron pin, a corner to the property conveyed to James D. White, et ux, of record in Book 4163, page 864, Register's Office for Davidson County, Tennessee; thence with the line of White, South 82 deg. 30' 00" East 1495.66 feet to an iron pin; thence South 06 deg. 25' 00" West 304.00 feet to an iron pin; thence North 82 deg. 30' 00" West 755.61 feet to an iron pin; thence South 07 deg. 09' 06" West 1,154.45 feet to an iron pin in the line of Essary; thence with the line of Essary, North 82 deg. 11' 58" West 250.00 feet to the point of beginning and containing 14.75 acres, more or less.

Being a part of the same property conveyed to Noble E. Cummings, Jr. and wife, Virginia Buchanan Cummings, of record in Book 2151, page 362, Register's Office for Davidson County, Tennessee. The said Noble E. Cummings, Jr. is now deceased and ownership and title to the said property is vested in Virginia Buchanan Cummings, in fee simple.

4156 01/21 0101 03CHECK $3.00

This property is unimproved property.

The foregoing property description was taken from a survey dated 9/2/92, by Tommy E. Walker, Registered Land Surveyor, No. 1465.

The real property, as hereinabove described, is landlocked and by their signatures hereto, the GRANTEES understand and agree that access to the said property shall be through adjoining property owned by the GRANTEES.

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.

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 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
Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

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
Expires July 30, 2001

0392072
IDENTIF. & REFERENCE

98 JAN 21 PM 1:35

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ 10763 PG 979

CV	CONVEYANCE	CC	CERTIFIED COPY	MISC	- MISCELLANEOUS
MT	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

CAMT	20000.00
CON TX	74.00
PRFEE	1.00
WDEED	8.00
TOTAL	83.00
CHECK	83.00

01/21/98 01 13:39 0001 4156

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

039072

IDENTIF. & REFERENCE

98 JAN 21 PM 1:35

REGISTER

DAV. CO., TENN.

No. 1244777