BILL GARRETT, Davidson County
Trans:T20130107103 DEEDWARR
Recvd: 12/26/13 14:39 4 pgs
Fees:22.00 Taxes:0.00
20131226-0130040

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00010356

I, Sadie Wade, Register of Deeds, hereby certify this is a true and perfect copy of Instrument Number, 87644926, Book Number, 644, page(s), 926, recorded in this office as a DEED from HOOVEN DAVID C to AXT RICHARD CHARLES JR.

Witness the Official Signature and Seal this 20th day of December 2013.

Sadie Wade, Register

Deputy Register

WILLIAMSON CO. REGISTER OF DEEDS
AGRICULTURE
COMMERCE
FRANKLIN, TN

FORM NO. WD-1

BOOK 644 PAGE 926

3590
550859-5

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 19 87

Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

MORTGAGEE:
Fidelity Federal Savings & Loan Association of Tennessee
401 Union Street
Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Charles Axt, Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	31-2201
Rt. 1 Bluff Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	31-2200
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	31-31-22-2201 Dist 16

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, David C. Hooven and wife, Anna P. Hooven

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Charles Axt, Jr. and wife, Jacqueline B. Axt

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~DAVIDSON~~ Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE EXHIBIT A

This is (unimproved) (improved) property, known as Rt. 1 Bluff Road, Brentwood, Tennessee 37027
(House Number) (Street) (P. O. Address) (City or Town) (Postal Z

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 their hands this 2nd day of February, 19 87

David C. Hooven

Anna P. Hooven

David C. Hooven

Anna P. Hooven

STATE OF TENNESSEE
Davidson County

BOOK 644 PAGE 927

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~David C. Hooven and wife, Anna P.~~ Hooven

the bargainor s, 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 and official seal at Nashville, Tennessee, this 2nd day of February, 19 87.

Commission Expires 10/24/88

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____

Notary Public

WARRANTY DEED

FROM
David C. Hooven and wife, Anna P. ~~Hooven~~

TO
Richard Charles Axt, Jr. and wife, Jacqueline B. Axt

Note Book 40 Page ____
Record Book ____ Page ____
State Tax 406.00 Fee .50 Recording 12.00
Rec. No. 08725 Total Pd. 418.50

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

EXHIBIT A

TRACT I: Being part of Lot No. 1-A on the plan of Bluff Road Acres, Concord Realty Tracts, of record in Plat Book 7, page 10, said Register's Office, located in the 16th Civil District of Williamson County, Tennessee and a poriton of which lies in Davidson County, Tennessee, described as follows:

Being at a point in the center of Bluff Road, said point being 328.92' North of Pinkerton Road; thence continuing along the center of said road North 5 degrees 08' 13'' West 17.91' to the beginning of a curve; thence with said curve to the left having a radius of 482.482, a distance of 32.69' to a point common to Tract No. 2-A; thence with a line common to said tract North 85 degrees 10' 18" East 910.51' to a point at Owl Creek; thence along said creek North 27 degrees 07' 43" East 413.51' to a point; thence with a line common to Tract No. 3-A North 69 degrees 08' 59" East 502.05 feet to a point in King's East line; thence along said line South 0 degrees 29' 27" East 315.37' to an iron pin; thence South 0 degrees 07' 15" West 1323.86' to an iron pin; thence South 42 degrees 15' 06" West 60.13' to an iron pin at Owl Creek; thence with the following lines common to Owl Creek Subdivision North 34 degrees 40' 25" West 259.49' to an iron pin; thence North 0 degrees 49' 41" West 150.40' to an iron pin; thence North 36 degrees 36' 59" West 220.91' to an iron pin; thence leaving the lines common to Owl Creek Subdivision North 11 degrees 36' 36" East 235.88' to a point; thence South 85 degrees 10' 18" West 918.18' to the point of beginning and containing 9.325 acres, more or less.

Being the same property conveyed to David C. Hooven and wife, Anna P. Hooven by deed from Fitts and Johnson Development Company, Inc. 323 page 453, re-recorded in Book 374, page 610, said Register's Office.

TRACT NO. II: Land located in the 16th Civil District of Williamson County, Tennessee, and being part of Lot 1-A on the plan of Bluff Road Acres, Concord Realty Tracts, of record in Plat Book 7, page 10, said Register's Office, and more particularly described as follows:

Beginning at an iron pin in the centerline of Bluff Road, being common to the Northwest corner of Tract 8-A on the plan of Bluff Road Acres, Concord Realty Tracts, thence with the centerline of Bluff Road, North 5 degrees 08' 13" East 150.11 feet to a point; thence leaving Bluff Road, North 85 degrees 10' 18" East 918.18 feet to a point in Owl Creek; thence South 11 degrees 36' 36" West 235.88 feet; thence with line common to Owl Creek Subdivision, South 79 degrees 13' 38" West 399.48 feet; thence with the line common to Tract 8-A, North 32 degrees 13' 58" West 129.42 feet to a point; thence continuing South 85 degrees 50' 07" West 420.53 feet to the point of beginning and containing 4.11 acres, more or less.

Being part of the same property conveyed to David C. Hooven and wife, Anna P. Hooven by deed from Fitts and Johnson Development Company, Inc., of record in Book 374, page 615, said Register's Office.

SADIE WADE
REGISTER OF DEEDS
WILLIAMSON COUNTY, TN.
1987 FEB -5 PM 12:47

Note Book 40 Page 204
Record Book 644 Page 926
State Tax 406.50 Fee 50 Recording 12.00
Rec. No. 8725 Total Pd. 418.50

TRANSFERRED

FEB 5 1987

DENNIS ANGLIN PROP. ASSESSOR
WILLIAMSON COUNTY