WARRANTY DEED ATTORNEYS TITLE COMPANY

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| --- | --- | --- |
| J F Litsey (NAME) | J. F. Litsey (NAME) | Map 95-3 |
| 2235 Lebanon Rd (STREET ADDRESS OR ROUTE NUMBER) | 2235 Lebanon Rd (STREET ADDRESS) | Par. 24 |
| Nashville (CITY) 14 (P. O. ZONE) Tenn (STATE) | Nash (CITY) 14 (ZONE) Tenn (STATE) | |

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

This Instrument Was Prepared By
Dewey W. Pedigo (cmp)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, R. F. Litsey and wife, Anna Louise Litsey, have bargained and sold, and by these presents do transfer and convey unto the said

Jordan F. Litsey and wife, Peggy Y. Litsey,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 29, 1965, as follows:

Tract No. 1 is described as follows: Beginning on the northerly margin of Fairway Drive at the southwest corner of Lot No. 93 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, page 67, Register's Office for said County; thence north 1 deg. 09' east 168 feet; thence south 87 deg. 06' east 289 feet; thence north 13 deg. 43' east 70.6 feet; thence north 6 deg. 22' west 537.6 feet; thence north 2 deg. 06' west 514.7 feet; thence south 78 deg. 11' west 70.1 feet; thence south 8 deg. 12' 38" west 476.1 feet; thence south 22 deg. 24' 25" west 391.4 feet to the beginning of a curve; thence around said curve, in a southwesterly direction 431 feet to the northerly margin of Fairway Drive; thence with the same, south 86 deg. 52' east 152 feet to the beginning, containing 5.5 acres, more or less.

Being part of the real property conveyed to R. F. Litsey and wife, Anna Louise S. Litsey, by two deeds: from McFarland Heights Incorporated, one recorded in Book 1914, page 513, and the other recorded in Book 1945, page 79, said Register's Office.

Tract No. 2 is described as follows: Beginning on the southerly margin of Fairway Drive at the northwest corner of Lot No. 92 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, page 67, Register's Office for said County; thence with the westerly boundary line of said subdivision, southerly 574 feet to the center of a T. V. A.

(CONTINUED)

easement, of record in Book 1181, page 550; thence with the center of the same, easterly 347.1 feet to the westerly line of said Subdivision; thence with the same, southerly 785 feet; thence westerly 1050 feet to the easterly right-of-way of the Briley Parkway; thence with the said easterly right-of-way of said Briley Parkway in a northeasterly direction, 1544.3 feet to the southerly margin of Fairway Drive; thence with the same, easterly 172 feet to the beginning, containing 20 acres, more or less.

Being part of the real property conveyed to R. F. Litsey and wife, Anna Louise Litsey, by deed from Flournoy Allen Harwell and wife, of record in Book 1782, page 291, said Register's Office.

Anna Louise S. Litsey and Anna Louise Litsey is one and the same person.




This is { } unimproved { } improved property, known as Lebanon (House Number) Average (Street) Nash P. O. Address: 14 (City or Town) (Postal Zone)

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jordan F. Litsey and wife, Peggy Y. Litsey, their heirs and assigns, forever.

And we do covenant with the said Jordan F. Litsey and wife, Peggy Y. Litsey, 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.

And we, R. F. Litsey and wife, Anna Louise Litsey, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jordan F. Litsey and wife, Peggy Y. Litsey, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 13th day of August, 1965.

R. F. Litsey

Anna Louise Litsey

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, C E Hooper, a Notary Public in and for said County and State, the within named R. F. Litsey and wife, Anna Louise Litsey,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of August, 1965.

C E Hooper, Notary Public

Commission Expires Feb 12, 1968

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
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, and who acknowledged that executed the within instrument for the purposes therein contained.

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

, Notary Public

Commission Expires

STATE OF TENNESSEE
Davidson County

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

and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he / they) as such

and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such , and attesting the same by the said

as such

Witness my hand and official seal at office at on this the day of , 19 .

My commission expires

Notary Public

Cons. 15000.00
R.S. 16.50

# WARRANTY DEED

FROM

R. F. LITSEY, ET UX,

TO

JORDAN F. LITSEY, ET UX,

STATE TAX $ 22.50
PROBATE .50
TOTAL $ 23.00

AUG 23 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

RECD AUG 23 1965
CT

94429

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

AUG 23 3 30 PM '65

NOTE TAX $ 112
RECORDING FEE $ 2.00
DEP. REG. _____

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Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

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PEDIGO & SAINDON