This instrument prepared by:
Jack Boyd,
Ashland City, Tenn.,R.R. #3

WARRANTY DEED

BOOK 3934 PAGE 398

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. E. Rohrer	C. E. Rohrer	Map 55
(NAME:) R. 3.	(NAME:) R. 3.	Par. 32
(STREET ADDRESS OR ROUTE NUMBER) Ashland City, Tennessee	(STREET ADDRESS) Ashland City, Tennessee	Map 45
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par. 18

For and in Consideration of the sum of Five Thousand and No/100 ($5,000.00) *DOLLARS*, cash, paid by C. E. Rohrer and wife, Ida Mai Rohrer, the receipt of which is hereby acknowledged, I, C. R. Rohrer, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said C. E. Rohrer and wife, Ida Mai Rohrer, and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

the 13th Civil District of

FIRST TRACT: Beginning at a locust, corner of the old Curtis estate, later owned by Mrs. W. L. Thompson and others; thence, with the West boundary line thereof, N. 3° E. 140.8 poles to an elm, the Southwest corner of R. N. Barnes" tract; thence, with the West boundary line thereof, N. 1½° E. 136.16 poles to a sourwood on the North side of a ridge, in Nickens" line and with same, N. 87° W. 92.72 poles to a chestnut, Davis' line; and with same, S. 3° W. 118.16 poles to a white oak on a ridge; thence with the meanders of same and with the lines of Bennett Cantrell and Simpkins, S. 60° W . 31.5 poles; S. 45° W . 16.36 poles; S. 70° W. 38.76 poles, tan oak pointer; S. 27° E. 32 poles, S. 5° E. 21 poles; S. 43° E. 15 poles, hickory pointer, S. 21° E. 10 poles; S. 75° E. 18.18 poles; S. 45° E. 18.18 poles; S. 30° E. 36 poles to a point near a large oak stump, an old corner; thence leaving the Ridge, S. 87° E. 104.4 poles to the beginning, containing 212 acres, more or less.

And being the same tract of land conveyed to C. R. Rohrer by deed from M. A. Freeman, dated September 10, 1912, and recorded in Deed Book 424, Page 562, Register's Office of Davidson County, Tennessee.

SECOND TRACT: Beginning at the top of the hill in the B. G. Hampton line directly south from the plank fence in the valley; thence N. to the plank fence, thence with the plank fence to Bull Run Creek; thence up the Creek about 75 yards to a ditch; thence north with said ditch to an elm tree; thence to the hickory corner by the wire fence; thence south with the wire fence to the head of the lane at Henry Young's; thence to a beech corner on the side of the hill; thence S. about 100 yards to the elm corner; thence S. to Dr. Hampton's line; thence with Hampton's line to the beginning, containing about 100 acres, more or less.

And being the same land conveyed to C. R. Rohrer by deed from Robert Vaughn, Clerk & Master, of record in Book 452, Page 162, Register's Office of Davidson County, Tennessee, and dated Dec. 19, 1913.

(This instrument was prepared by B. J. Boyd, Attorney, Ashland City, Tenn.)

But included in the boundaries, description and acreage of said Second Tract are three small tracts which are expressly excluded from this conveyance, to-wit:

(1) A Tract of 3-3/4 acres conveyed to C. E. Rohrer and wife, Ida Mai Rohrer by deed from C. R. Rohrer and wife, Susie Rohrer of record in Book 1148, Page 326, Register's Office of Davidson County, Tennessee.

(2) A burial or grave yard tract with right of way thereto conveyed to C. E. Rohrer, Ennis Pardue, and W. M. Pardue, by deed from C. R. Rohrer, of record in Book 3256, Page 35, Register's Office of Davidson County, Tennessee.

(3) A small tract conveyed to Ennis Pardue by deed from C. R. Rohrer, of record in Book 3256, Page 17, Register's Office of Davidson County, Tennessee.

~~unimproved ( )~~ This is improved ( ) property, known as C. R. Rohrer place (House Number) (Street) R. 3. Ashland City, Tennessee. P. O. Address (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. E. Rohrer and wife, Ida Mai Rohrer, and their *heirs and assigns, forever.*

And we *do covenant with the said* C. E. Rohrer and wife, Ida Mai Rohrer, *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,* except by taxes for 1965, payment of which the purchasers assume.

And I, C. R. Rohrer, ---------- *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* C. E. Rohrer and wife, Ida Mai Rohrer, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 13th *day of* September, *19* 65, ~~the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

C. R. Rohrer

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ CHEATHAM

Personally appeared before me, B. J. Boyd, a Notary Public in and for said County and State, the within named C. R. Rohrer, unmarried,

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

Witness my hand and official seal at Ashland City, Tennessee, ~~Tennessee~~, this 13th day of September, 19 65

B. J. Boyd, Notary Public.

Commission Expires January 23, 1967.

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
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19

Notary Public

Commission Expires

STATE TAX $ 7.50
PROBATE .50
TOTAL $ 8.00

SEP 13 1965

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

PAID SEP 13 1965
CT

WARRANTY DEED

FROM

C. R. ROHRER

TO

C. E. ROHRER AND WIFE,
IDA MAI ROHRER



Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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

SEP 13 3 23 PM '65

NOTE [illegible] 1.12
RECORDING FEE $ 2.00
DEP. REG. [illegible]

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