BOOK 3955 PAGE 844

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. B. Shrader et ux. (NAME:)	C. B. Shrader (NAME:)	25 MAP
1519 Rosebank Ave (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	35 Par
Nashville Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	115

For and in Consideration of the sum of Ten and no/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by C. B. Shrader and wife, Mildred Thurman Shrader, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

DOCUMENTARY

We, John Robert Copeland and wife, Selma Copeland,

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

A tract of land in the 10th Civil District of said County and State, being that part of lots Nos. 4, 5, 6 and 7 on the Plan of the Procession of the J. M. Cowley Lands, as of record in book 161, page 29, Register's Office for said County, lying south of the County Road, described according to a survey thereof made August 1, 1912, by Boon Denton, Surveyor, as follows:

Beginning in the center of said County Road where the same crosses the line of lots Nos. 3 and 4 on said plan; thence with said line south 3-1/4° west 46 poles to a stone 9 links north of a fence; thence north 62° 40' west 82 poles to a cedar the corner of lots Nos. 7 and 8 on said plan; thence with the line between said two lots, north 4° east 79.2 poles to the center of said County Road; thence with the center of said Road south 77-1/4° east 4.56 poles, south 51° east 17.24 poles, south 6° east 13.52 poles, south 28° east 2.52 poles, south 55° east 19.12 poles, south 74° east 10.68 poles, south 66° east 4 poles, south 49° east 4 poles, south 74° east 5.12 poles, south 52° east 2 poles, south 25° east 2 poles, south 11° east 8 poles, south 25° east 4 poles, south 32-1/2° east 8 poles, south 45° east 4 poles to the beginning, containing 29.937 acres, be the same, more or less.

Including but excluding therefrom a tract of land containing 1.5 acres, more or less, together with an easement for a water line, as set out in deed from John Robert Copeland and wife, to Jessie Franklin Sutton and wife, of record in book 2695, page 247, said Register's Office; also a tract containing .22 acres, more or less, conveyed to Eula G. Winfrey by deed from John Robert Copeland and wife, of record in book 3463, page 297; and also a tract of 7.06 acres, more or less, conveyed to C. A. Seaton and wife, Jean Seaton, by deed from John Robert Copeland and wife, of record in book 3464, page 1, said Register's Office.

Being part of the real property conveyed to John Robert Copeland and wife, Selma Copeland, by deed from H. B. Mays and wife, of record in book 2452, page 622, said Register's Office.

This Instrument Was Prepared By
Phillip Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) 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. B. Shrader and wife, Mildred Thurman Shrader, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* C. B. Shrader and wife, Mildred Thurman Shrader, ... *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 ..... *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* C. B. Shrader and wife, Mildred Thurman Shrader, their ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 29th *day of* October, *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.*

John Robert Copeland

Velma Copeland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, B. B. Wells, a Notary Public in and for said County and State, the within named John Robert Copeland and wife, Selma Copeland,

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 4 day of Nov, 1965.

B B Wells, Notary Public.

Commission Expires 2-12-66

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.....

12,580

WARRANTY DEED

FROM

John Robert Copeland et ux.

TO

C. B. Shrader et ux.

05514

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 8 3 56 PM '65

NOTED: BOOK 1112 PAGE 308

RECORDING FEE $ 2.50

DEP. REG. ----------

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

STATE TAX $ 1.50

PROBATE $ .50

TOTAL $ 2.00

NOV 8 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID NOV - 8 1965