(This instrument was prepared by James A. Lesemann, Attorney-at-Law, James A. Lesemann
320 Gallatin Road, Madison, Tennessee.)

owner L. F. West Jr. R#3 Ashland City
Mail Tax notice same

WARRANTY DEED — MADISON TITLE COMPANY

~~INFORMATION FOR NEXT DEED TAX ASSESSED TO PERSON~~
~~SEND TAX NOTICES TO:~~
~~ADDRESS:~~

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

cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Map 37
P/o Parcel 19
14 D
MS

We, BIRT GILBERT KELLY AND WIFE, KATTIE B. KELLY, hereinafter called the grantors, **have bargained and sold, and by these presents do transfer and convey unto** ~~the said~~ L. F. WEST, JR., AND WIFE, JOAN WARNACK WEST, herein called the grantees, their **heirs and assigns, a certain tract or parcel of land in** Davidson **County, State of Tennessee, described as follows, to wit:**

Land in the 14th Civil District of Davidson County, Tennessee, and according to a copy of a survey dated June 18, 1966, made by Roy B. Brantley, Jr., is described as follows:

Beginning at an iron pipe, the original southeast corner of a tract of land conveyed to J. J. Abernathy, Sr., and wife, by deed of record in Book 785, page 224, Register's Office for said County, and the northwest corner of a tract of land conveyed to L. F. West, Jr., and wife, of record in Book 2798, page 357, said Register's Office; thence with said West's easterly boundary line, South 52° West 145.0 feet to a point 5 feet from a 24 inch Ash tree; thence South 22° East 346.5 feet to a point in the center of a branch in a hollow; thence down the center of said hollow with said branch and its various meanders as follows: South 30° East 140.25 feet, South 37° East 346.5 feet, South 55° 30' East 90.75 feet, South 24° 30' East 149.5 feet, South 44° 30' East 99.0 feet, South 33° East 214.5 feet, South 54° East 82.5 feet, South 11° East 214.5 feet, South 32° 30' East 156.75 feet, South 16° East 198.0 feet, South 23° 15' East 423.75 feet, South 1° 15' East 297.0 feet, South 20° East 269.35 feet passing a spring 16 feet East of this line; thence South 17° West 49.5 feet to a point in the center of a culvert running under Old Marrowbone Road, thence with the center of said Road South 50° 31' West 66.0 feet to a point; thence continuing with the center of said road South 27° 18' West 198 feet to a point; thence crossing the present Little Marrowbone Road South 1° 28' West 275.7 feet to a point on an island in the middle of Marrowbone Creek, a corner to said West; thence with the center of said Creek as follows: North 44° 56' East 193.8 feet, North 67° 26' East 72.8 feet, South 24° 38' East passing under a bridge 410 feet, and North 89° 38' East 121.3 feet; thence leaving said creek, North 8° 58' East 146 feet to an iron pin in a drain; thence with said drain

having a width of 10 feet, North 18° 42' West 102.8 feet to an iron pin and North 10° 07' West 111.65 feet to the center of said Little Marrowbone Road; thence with said road, North 58° 10' East 154.0 feet to a spike; thence leaving said road, North 16° 40' East 193.4 feet to a spike in Gray's Point Road; thence with said road as follows: North 5° 55' West 219.1 feet to a spike, North 30° 00' West 372.4 feet to a spike, North 9° 34' West 300 feet to a spike, North 17° 49' West 500 feet to a spike, North 4° 24' East 1284 feet to a spike, North 52° 28' East 200 feet to an iron pin, North 34° 31' East 400 feet to a spike, North 17° 10' East 175 feet to a spike, North 9° 10' West 144.9 feet to a spike, North 27° 25' West 346.25 feet to a spike, North 5° 45' West 138.35 feet to a spike, North 22° 21' East 159.0 feet to a spike, and North 10° 09' West 105.9 feet to a spike, thence leaving said road, South 85° 21' West 208.9 feet to an iron pin; thence North 10° 34' West 208.9 feet to an iron pin; thence South 85° 21' West 302.2 feet to an iron pin; thence North 8° 54' West 91.1 feet to an iron pin; thence North 80° 09' West 210 feet to an iron pin; thence North 8° 54' West 420 feet to a spike in Ridge Road; thence with said road, South 88° 01' West 218.95 feet to a spike and South 52° 11' West 544.9 feet to a spike; thence leaving said road, South 1° 33' West 417.5 feet to an iron pin; thence South 57° 20' West 208.75 feet to an iron pin, the point of beginning; and containing 95.8 acres, more or less.

Being part of the same property conveyed to Birt Gilbert Kelly and wife, Kattie B. Kelly, by deed from J. A. Winters and wife, Annie Laura Winters, of record in Book 1272, page 268, Register's Office for Davidson County, Tennessee.

~~It being the express intention of the said grantors to convey to the said grantees all of the property now remaining as conveyed to them in the aforesaid deed.~~

This conveyance is made subject to an easement for a right of way granted to Joseph Goss and wife, by instrument of record in Book 2491, page 175, Register's Office for Davidson County, Tennessee.

K.B.K. B.G.K. Jun C.J.W.

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., except as stated herein.

And we, the said grantors, 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.

Witness our hands this 17 day of ~~June~~ July, 1966.

Witness: Mary Kate Brengle

Birt Gilbert (X) Kelly
BIRT G KELLY
Birt Gilbert Kelly

Kattie B Kelly
Kattie B. Kelly

STATE OF TENNESSEE
Davidson County.

BOOK 4035 PAGE 37

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Birt Gilbert Kelly and wife, Kattie B. Kelly,

the bargainor S, 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 _____, Tennessee, this 12th day of ~~June~~ July, 1966.

Henry R. Smith
Notary Public

Commission Expires July 8, 1968

HENRY R. SMITH NOTARY PUBLIC STATE OF TENNESSEE

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ____, with whom I am personally acquainted, and who acknowledges 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

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

WARRANTY DEED

FROM

BIRT GILBERT KELLY ET UX

TO

L. F. WEST, JR., ET UX

Wilson Title Company

MADISON, TENNESSEE

35264

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 12 2 29 PM '66

NOTED: BOOK 114 PAGE 460

RECORDING FEE $ 2.00

DEP. REG. 6

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 12 1966

STATE TAX $ 16.50

PROBATE 50

TOTAL $ 17.00

JUL 12 1966