BOOK 4197 PAGE 471

This instrument prepared by W. F. Teasley, Jr.
601 Broadway, Nashville, Tenn.

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald W. Choate & Wife	Donald W. Choate & Wife	Map 112
(NAME:) Route 1, Old Charlotte Road	(NAME:) Route 1, Old Charlotte Road	Par. 71
(STREET ADDRESS OR ROUTE NUMBER) Pegram, Tennessee	(STREET ADDRESS) Pegram, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Three Thousand Five Hundred and No/100 ----------
----------($3,500.00)---------- DOLLARS
cash in hand paid, the receipt of which is hereby acknowledged,

STATE TAX $ 5.75
PROBATE .50
TOTAL $ 5.75

DEC 13 1967

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

PAID DEC 13 1967

W. F. Teasley, Jr. has does
bargained and sold, and by these presents transfer and convey unto the said
Donald W. Choate and wife, Emily Sue Choate their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in the 9th Civil District of Davidson County, Tennessee described according to a survey made by Hickerson & Smith Engineering Co., dated July 1, 1965 as follows:

Beginning at a point in the center of Old Charlotte Road which point is South 57° west 223 feet from the N. E. Corner of the tract conveyed to Joe A. Mann, Trustee, from Marguerite L. Railey Weaver, a widow by deed of record in Book 3795, Page 469, said Register's Office; thence south 17° west 460 feet to a point; thence south 5° 35' east 335 feet to a point; thence north 88° west 185 feet to a point; thence north 5 35' west 330 feet to a point; thence north 17 east 365 feet to a point in the center of Old Charlotte Road; thence along Old Charlotte Road north 82° 30' east 97 feet to a point, thence north 59° east 114 feet to a point; thence north 57° 30' east 39 feet to the point or beginning.

Being the same property conveyed to W. F. Teasley, Jr. by deed from James W. Lincoln, III, Substitute Trustee, of record in Book 4163, Page 361, and re-recorded in Book 4196, Page 380, Register's Office for Davidson County, Tennessee.

Also conveyed by this deed, but specifically excluded from warranty, are rights to obtain water from a well, along with rights of ingress and egress, located on property on the north side of Old Charlotte Road conveyed to Joe A. Mann, Trustee, with full power to convey, mortgage and transfer without the joinder of any beneficiary by deed from Marvin Edward Knight and wife, Helen Ruth Knight, of record in Book 4072, Page 185, Register's Office, Davidson County, Tennessee. Joe A. Mann, Trustee, joins in this deed for the sole purpose of making such conveyance of rights and for no other purpose whatsoever.

Nancy H. Teasley, wife of W. F. Teasley, Jr., joins in this deed for the purpose of conveying whatever right, title and interest she may have in the property described above.

Wherever the name "Choat" appears, it shall be read as "Choate."

This is ~~unimproved ( )~~ improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (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 Donald W. Choat and wife, Emily Sue Choat, their _____ heirs and assigns, forever.

And he does ~~xx~~ covenant with the said Donald W. Choat and wife, Emily Sue Choat, that he is lawfully seized and possessed of said land in fee simple; ~~have~~ has a good right to convey it, and the same is unencumbered.

And W. F. Teasley, Jr. does ~~xx~~ further covenant and bind himself and his heirs and representatives, to warrant and forever defend the title to the said land to the said Donald W. Choat and wife, Emily Sue Choat, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of December, 1967

W. F. Teasley, Jr.

Nancy H. Teasley

Joe A. Mann, Trustee

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Margaret Huffman, a Notary Public in and for said County and State, the within named W. F. Teasley, Jr., Nancy H. Teasley, and Joe A. Mann

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 Nashville, Tennessee, this 12th day of December, 1967.

Margaret Huffman, Notary Public

Commission Expires 1-30-68

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

BOOK 4197 PAGE 4

WARRANTY DEED

FROM

W. F. TEASLEY, JR.

TO

DONALD W. CHOAT, ET UX

99555

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 13 11 58 AM '67

NOTED: BOOK 117 PAGE 832
RECORDING FEE $ 6.00
DEP. REG. 1



All

Mail Choat
Box 2
Rt 2
Old Charlotte Rd.
Nashville Tenn.