THIS INSTRUMENT PREPARED BY H. PHILIP SADLER, ATTORNEY, DONELSON, TENNESSEE

Map 63-4
Par. 78-71-65-66-67
Map 53-16
Par. 110-111-112
114-115-117

WARRANTY DEED

BOOK 4201 PAGE 798

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a separate estate in C. L. Ferrell,

We, C. L. Ferrell and Kirby Clifton,

have bargained and sold, and by these presents do hereby transfer and convey unto H. Philip Sadler, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LAND in the city of Lakewood in Davidson County, Tennessee, being Lots No. 5, 6, 7, 15, 16, 17, 18, 20, 21, 25, 29, and 32, on the plat of Polly Acres Subdivision, as of record in Book 3700, page 57, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lots.

BEING part of the same property conveyed to C. L. Ferrell and Kirby Clifton by deed from Juanita C. Andrews Hill as of record in Book 3947, page 821, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions as appearing on said recorded plat.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said H. Philip Sadler, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, C. L. Ferrell and Kirby Clifton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. Philip Sadler, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said H. Philip Sadler, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto C. L. Ferrell, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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. L. Ferrell, his heirs and assigns, forever.

And I do covenant with the said C. L. Ferrell, that I H. Philip Sadler, am lawfully seized and possessed of said land and have a good right to convey it.

And I, H. Philip Sadler, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said C. L. Ferrell, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21 day of December, 19 67.

C. L. Ferrell

Kirby Clifton

H. Philip Sadler
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, C. L. Ferrell and Kirby Clifton, 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 21 day of December, 1967

Notary Public.

My commission expires: May 24, 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Philip Sadler, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21 day of December, 1967

Notary Public.

My commission expires: Oct 28, 1970

Deed

From:
C. L. FERRELL ET AL

to:
H. PHILIP SADLER
Trustee.

AND

From:
H. PHILIP SADLER
Trustee.

to:
C. L. FERRELL

01412

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 29 11 59 AM '67

NOTE: BOOK 118 PAGE 69
RECORDING FEE $ 3.00
DEP. REG. M

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 $ 473
PROBATE .50
TOTAL $ 523

DEC 29 1967

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

PAID DEC 29 1967