WARRANTY DEED

BOOK 4223 PAGE 60

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nixon P. Webb et ux.	Nixon P. Webb	Map. 63
(NAME)	(NAME)	Par. 51
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Gut

For and in Consideration of the sum of Six Thousand Seven Hundred and no/100 ---------- ($6,700.00) ---------- *DOLLARS*

cash in hand paid by Nixon P. Webb and wife, Andean C. Webb, the receipt of which is hereby acknowledged,

10795

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

MAR 28 10 03 AM
178493
RECORDING FEE $ 4.50
DEP. REG. .50

STATE TAX $ 12.42
PROBATE .50
TOTAL $ 12.92

MAR 28 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

I, Bessie Gee Yager,

have bargained and sold, and by these presents do transfer and convey unto the said Nixon P. Webb and wife, Andean C. Webb, 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 11th Civil District of said County and State, being the northerly 3.93 acres of Lot No. 1 on the plan of the John Menees Lands, as of record in Minute Book "M", page 285, County Court for said County, described according to a survey made by E. H. Garrett, Surveyor, January 20, 1951, as follows:
Beginning at an iron pin on the westerly margin of a County Road known as Hudson Road at the northeast corner of the property conveyed to B. W. Batey, Jr. by deed from Effie Menees Gee, of record in book 1969, page 23, Register's Office for said County; thence with the northern boundary line of said Batey property north 88° west 478 feet to Batey's northwest corner; thence north 2° east 551 feet; thence north 65° east 115.5 feet to the westerly margin of said Road; thence with same south 28-1/2° east 692 feet, more or less, to the beginning, containing 3.93 acres, more or less.
Being the same real property devised to Bessie Gee Yager by will of Effie Menees Gee, deceased, of record in Will Book 66, page 68, County Court for said County, and conveyed to Bessie Gee Yager by deed from Bessie Menees Gee, of record in book 2102, page 151, Register's Office for said County.

This Instrument Was Prepared By

Leroy W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,700.00

Subscribed and sworn to before me, this the _____ day of _____, 19__

Affiant

My commission expires: My Commission Expires April 21, 1971 (Affix Seal)

Notary Public

unimproved ( )
This is 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 Nixon P. Webb and wife, Audean C. Webb, their *heirs and assigns, forever.*

And I *do covenant with the said* Nixon P. Webb and wife, Audean C. Webb, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Nixon P. Webb and wife, Audean C. Webb, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 20th *day of* March, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Bessie Dee Yoger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., *Tennessee, this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF MICHIGAN
COUNTY OF WAYNE

Personally appeared before me, EDWIN E. SCHULTE, *a Notary Public in and for said County and State, the within named* Bessie Gee Yager,

.....

.....

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

Witness my hand and official seal at Detroit, Michigan, *this* 7th *day of* March, *19* 68.

Edwin E. Schulte, *Notary Public.*

EDWIN E. SCHULTE
Notary Public, Wayne County, Mich.
My Commission Expires Aug. 23, 1971

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.....