Deed prepared by Jim H. Wachter, Attorney, Madison, Tennessee
Address of New Owner: Jim and Carol Wachter, 330 So. Gallatin Rd. Madison, Tennessee
Send Tax Bills to - Security Federal Savings & Loan Corp. 500 Union St. Nashville, Tenn.

WARRANTY DEED

Map. 47-15, Par. 10 BOOK 4270 PAGE 630 MADISON TITLE COMPANY

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

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged, I

Charles E. James

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James H. Wachter, and wife Carol J. Wachter

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being part of an unnumbered tract lying west of Tract "C" on the unrecorded plan of Marthonna, and described as follows:

Beginning at a point in the easterly margin of Graycroft Road, the southwest corner of the property conveyed to Edwin Morton Carter, Jr., and wife by deed from James O. Jones and wife, as of record in Book 2695, Page 501, Register's Office for said County; thence eastwardly with the southerly line of said Carter property 268 feet, more or less, to a point in the westerly line of Block "C" on an unrecorded Map of Marthonna; thence with the westerly line of said Block southerly 100 feet to a point, the northeast corner of the property conveyed to John E. Huffine and wife, by deed from George P. Howell, et al, as of record in Book 2643, page 135, said Register's Office, and by deed of correction of record in Book 2742, page 224, said Register's Office; thence with the northerly line of said Huffine property westwardly 269.1 feet, more or less, to a point in the easterly margin of said Graycroft Road; thence with the margin of the same, northerly 100 feet to the point of beginning.

Being the same property conveyed to J. S. Wooten and wife, Mary T. Wooten by deed from Harold D. Woosley and wife, Nancy R. Woosley, of record in Book 3504, Page 331, and thence conveyed by Warranty Deed to Charles E. James from J. S. Wooten and wife Mary T. Wooten, of record in Book 4195, Page 75__, all in the Register's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for first Mortgagee held by Security Federal Savings & Loan Corp. 500 Union Street, Nashville, Tennessee

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 19th day of September, 1968

Marie Vaden Charles E. James

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Jim H. Wachter, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles E. James

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this, the 19th day of September, 1968

Jim H. Wachter
Notary Public

My commission expires: 4/26/71

STATE OF Tennessee

COUNTY OF Davidson

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named James H. Wachter, and Carol J. Wachter

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, the 19th day of _____, 19 ___.

_____
Notary Public

My commission expires:

_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___.

_____
Notary Public

My commission expires:

A 13857

WARRANTY DEED

From Charles E. James

To James H. Wachter, and wife Carol J. Wachter

T

IDENTIF. REFERENCE

SEP 20 11 35 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

SEP 20 68	CONV	15,000.00			
SEP 20 68	S'TAX		A*	39.00	
SEP 20 68	PR'FEE		A*	.50	
SEP 20 68	W'DEED		A*	3.00	* 42.50

I hereby swear or affirm that the actual consideration or true value of transfer, whichever is greater, is $15,000.00. Affiant James H. Wachter

Subscribed and sworn to before me this 20 day of Sept 68

Deputy Register B Quixley