FORM NO. W-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

James B Walters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 1968.

Neil Robertson
Notary Public

MY COMMISSION EXPIRES: May 21, 1969
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Neil Robertson, Attorney, Ashland City, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. James W. Walters (NAME)	Same (NAME)	Map 96
1726 Grandle Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 42
Cincinnati, Ohio, 45230 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, L. J. Matlock, Jr. and wife, Joyce Matlock,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Waltersand wife, Ollie Jean Walters,

HEREINAFTER 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 Davidson County, Tennessee, being Tract No. V on the copy of a survey of the portion of the lands of Jesse Leon Pirtle, deceased, prepared by Southern Land Surveying Co. dated May 11, 1966 as follows:

Commencing at an iron pin which is the southeast corner of tract number 4 on said unrecorded plat, said iron pin being south 1° 06' west 974.16 feet from the northwest corner of the 19 acre tract of land conveyed by Nancy C. Wright to L. C. Hessey, by deed of record in book 264, page 479, said Register's Office; thence south 1° 06' west 203 feet to an iron pin; thence south 45° 09' east 506.22 feet to an iron pin, this being the southeast corner of the said 19 acre L. C. Hessey tract; thence south 31° 12' west 225.11 feet to an iron pin at Stones River; thence down Stones River with the meanderings thereof to a point which is north 48° 19' west and 975.95 feet from said last mentioned iron pin, at which point (the terminus of said 975.25 feet line) there is also an iron pin thence continuing down said river with the meanderings thereof to a point which is north 49° 39' west 165.0 feet from said last mentioned iron pin, at which point (the end of said 165.02 feet line) there is also an iron pin; thence south 89° 43' east 615.08 feet to the point of beginning, containing 6 acres.
Being the same property conveyed to the Grantors by deed from Fred Daws and wife, Laura Daws, of record in Deed Book 4290, Page 962, Register's Office for Davidson County, Tennessee.

Included in this conveyance is all of the grantors right, title and interest in and to a perpetual easement for a road extending from the premises to Old Hoggatt's Ferry Road, the same being set out and described in the partition deed of record in Book 4131, page 509, Register's Office for said County, reference to which is here expresaly made.

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 5th day of December, 1968

L. J. Matlock Jr.

Joyce Matlock

STATE OF TENNESSEE
~~Davidson~~ County
CHEATHAM

BOOK 4232 PAGE 246

Personally appeared before me, Neil Robertson, a Notary Public in and for said County and State, the within named L. J. Matlock, Jr. and wife, Joyce Matlock,

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 Ashland City, Tennessee, this 5th day of December 1968

Commission expires May 21, 1969

Neil Robertson
Notary Public

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

WARRANTY DEED

FROM
L. J. MATLOCK, JR. ET UX

TO
JAMES B. WALTERS ET UX

A 23129

IDENTIF. REFERENCE

DEC 6 8 51 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-6 68	CONV	*5,000.00			
DEC-6 68	S'TAX		B*	13.00	
DEC-6 68	PR'FEE		B*	.50	
DEC-6 68	W'DEED		B*	3.00	* 16.50