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

B.C. Goodpasture etux
Caldwell Lane
Nashville, Tenn.

Tax Bill Same

BOOK 4313 PAGE 388 Map 118-13 Par. 228

WARRANTY DEED

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 an estate in B. C. Goodpasture and wife, Freddie J. Goodpasture,

We, I, B. C. Goodpasture,

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:

A lot of land in the 7th, formerly 10th, Civil District of Davidson County, Tennessee, being part of Lot No. 31 on the plan of the N. A. McNairy country property, as of record in Minute Book "E", page 564, and Plan Book 1, page 29, Chancery Court, described as follows:

Beginning on the southerly margin of Caldwell Lane or Marengo Avenue at a point 135 feet westerly from Caldwell's northwest corner; thence with the southerly margin of said Lane or Avenue westerly 75 feet to Noel's Corner; thence southerly with his easterly line 420 feet; thence easterly parallel with said Avenue 75 feet; thence northerly 420 feet to the beginning.

Being the same property conveyed to B. C. Goodpasture by deed from Landon K. Smartt of record in Book 721, page 211, Register's Office for said County.

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

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

And ~~we~~, I, B. C. Goodpasture, do further covenant and bind ~~ourselves~~ myself, my successors 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 B. C. Goodpasture and wife, Freddie J. Goodpasture,

their 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 B. C. Goodpasture and wife, Freddie J. Goodpasture, their heirs and assigns, forever.

And I do covenant with the said B.C.Goodpasture and wife, Freddie J., that I 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 B. C. Goodpasture and wife, Freddie J. Goodpasture, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of February, 1969.

B C Goodpasture

H Philip Sadler
Trustee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 16,000.00

H. Philip Sadler
Affiant

Subscribed and sworn to before me, this the 21st day of February, 1969

Mary B Caudrey
Notary Public

My Commission Expires: 8/22/72
(Affix Seal)

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, B. C. Goodpasture, 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 21st day of February, 1969

Carl E. Cunningham
Notary Public

My commission expires: October 28, 1970

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 21st day of February, 1969

Carl E. Cunningham
Notary Public

My commission expires: October 28, 1970

Mail H. Philip Sadler 2023 Tilghman Rd Nashville Tenn

Deed

From: B. C. GOODPASTURE

to: H. PHILIP SADLER, Trustee.

AND

From: H. PHILIP SADLER, Trustee.

to: B. C. GOODPASTURE ET UX

A 3 1 8 8 2

IDENTIF. REFERENCE

FEB 27 11 14 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

FEB27'69	CONV	16,000.00				
FEB27'69	CONV	16,000.00				
FEB27'69	S'TAX		B*	41.60		
FEB27'69	S'TAX		B*	41.60		
FEB27'69	PR'FEE		B*	.50		
FEB27'69	W'DEED		B*	3.00	*	86.70