PREPARED BY
TOM G. COLEMAN, JR.
ATTORNEY AT LAW
1720 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM
FRED WALKER ET UX

TO
JAMES E. ABERNATHY ET UX

For draftsman's use

BOOK 4333 PAGE 275

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. ABERNATHY ET UX (NAME)	JAMES E. ABERNATHY ET UX (NAME)	Goodlettsville
1627 Electric Ave (STREET ADDRESS OR ROUTE NUMBER)	→ (STREET ADDRESS)	11451 Map 25 Par 53 Part of
Nashville Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAY 15 1 47 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$3960.00 James E. Abernathy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 19 69

Notary Public

MY COMMISSION EXPIRES: Sept. 19, 1971
(AFFIX SEAL)

140676

For and in Consideration of the sum of TEN ($10.00) ---------- DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged,

MAY 15 69	CONV	*3,960.00			
MAY 15 69	S'TAX		B*	10.40	
MAY 15 69	PR'FEE		B*	.50	
MAY 15 69	W'DEED		B*	6.00	* 16.90

FRED WALKER AND WIFE, BETTY JO WALKER

have bargained and sold, and by these presents do transfer and convey unto the said

JAMES E. ABERNATHY AND WIFE, BONNIE W. ABERNATHY

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, located in Goodlettsville, Tennessee, and lying on the southerly side of Hitt Lane as described according to survey of the Fred Walker Lands by survey of Wayne S. Cooper, Sr., Surveyor, Certificate #17 dated 4-9-69 and described as follows:

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Tract #1:
Beginning at a point in the centerline of Hitt Lane, said beginning point being South 41 deg. 48 min. West 74.58 feet as measured along the centerline of Hitt Lane from the intersection of said Hitt Lane with the westerly line of property conveyed to R. B. Fox of record in Book 2594, page 459, said Register's Office, said intersecting point being North 4 deg. 27 min. East 1868.13 feet from the southwest corner of the said R. B. Fox property; also said beginning point being the northeast corner of the property herein conveyed; thence leaving said Hitt Lane and running in a southerly direction with a line parallel to the westerly line of the R. B. Fox property, South 4 deg. 27 min. West 1132.91 feet to an iron pin; thence turning and running in a southwesterly direction, South 71 deg. 30 min. West 143.20 feet to an iron pin; thence turning and running in a northwesterly direction, North 21 deg. 00 min. West 800.0 feet to an iron pin in the centerline of said Hitt Lane; thence running along the centerline of said Hitt Lane in a northeasterly direction, North 52 deg. 23 min. East 608.97 feet to an iron pin in the centerline of said Hitt Lane; thence continuing along said centerline of Hitt Lane and running in a northeasterly direction, North 41 deg. 48 min. East 146.82 feet to the point of beginning, containing 7.36 acres, more or less.

Being part of the same property conveyed to Fred Walker by deed from Alford T. Mitchell et al of record in Book 4315, page 838, and as re-recorded in Book 4320, page 629, Register's Office for said County.

This conveyance is made subject to title to that portion of the premises embraced within the bounds of any roadways and TVA easement grant of record in Book 3252, page 22, said Register's Office.

This is ( ) unimproved ( ) improved property, known as Tract 1 Hitt Road
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES E. ABERNATHY AND WIFE, BONNIE W. ABERNATHY ~~THEIR~~ heirs and assigns, forever.

And WE do covenant with the said JAMES E. ABERNATHY AND WIFE, BONNIE W. ABERNATHY 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.

And WE do further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES E. ABERNATHY AND WIFE, BONNIE W. ABERNATHY THEIR heirs and assigns against the lawful claims of all persons whomsoever.

Witness OUR hand S this 14th day of May, 19 69, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Fred Walker

Betty Jo Walker

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, Joan Borders, a Notary Public in and for said County and State, the within named FRED WALKER AND WIFE, BETTY JO WALKER

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 Nashville, Tennessee, this 15th day of May, 19 69

Joan Borders, Notary Public

Commission Expires Apr 19, 1971

JOAN BORDERS NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

STATE OF
County of

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, this day of, 19

, Notary Public

Commission Expires

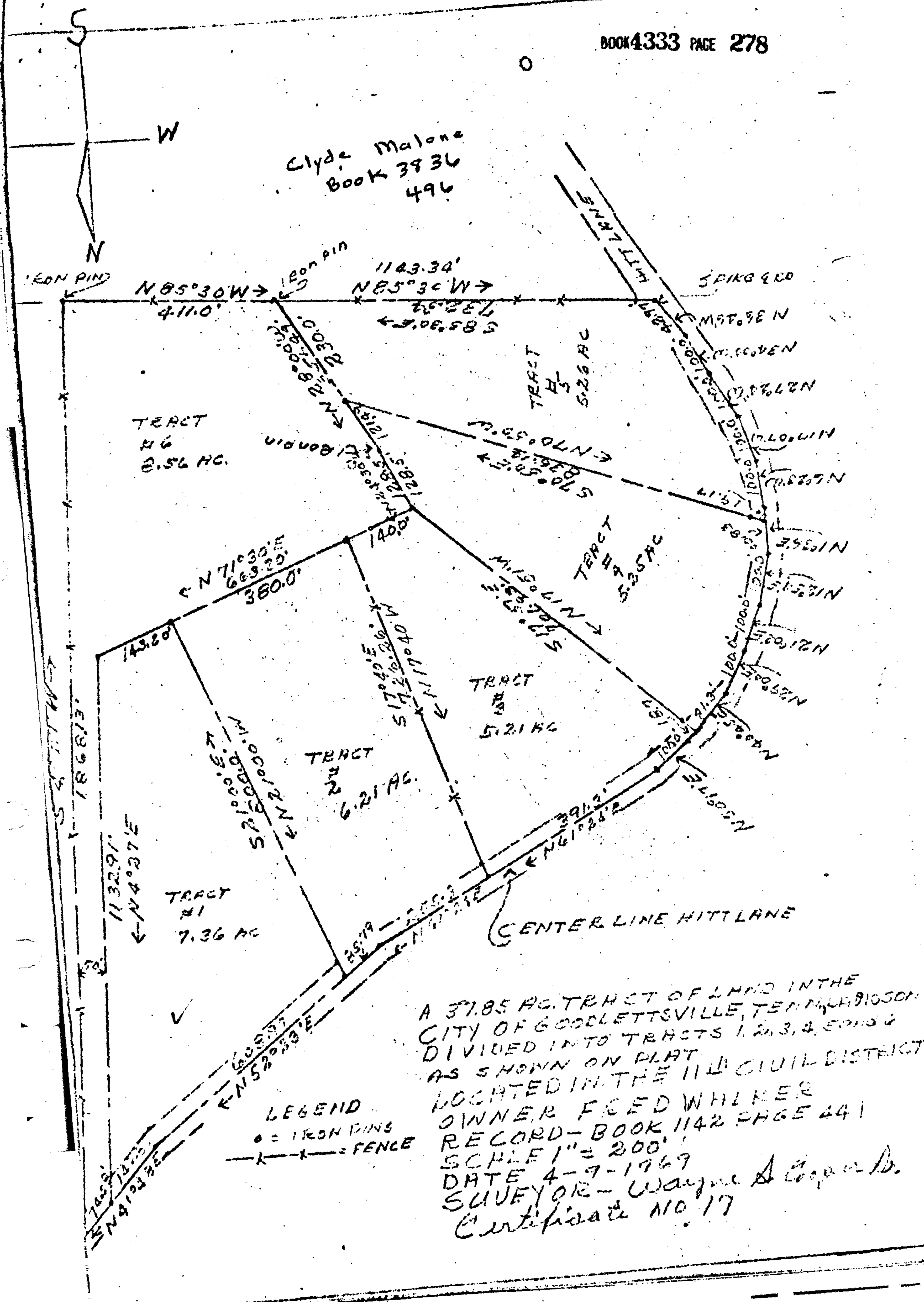
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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



A 37.85 AC. TRACT OF LAND IN THE
CITY OF GOODLETTSVILLE, TENN. DAVIDSON
DIVIDED INTO TRACTS 1, 2, 3, 4, 5 AND 6
AS SHOWN ON PLAT
LOCATED IN THE 11TH CIVIL DISTRICT
OWNER FRED WALKER
RECORD – BOOK 1142 PAGE 441
SCALE 1" = 200'
DATE 4-9-1969
SURVEYOR – Wayne A. [illegible]
Certificate NO. 17