This instrument prepared by:
J. L. Chrisman, Attorney-at-Law
P.O.Box 986,Nashville,Tenn.

BOOK 4379 PAGE 753

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Cantrell et ux	William Cantrell	Map 29-P-96
(NAME:)	(NAME:)	02360-14D
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One thousand & No/100 ---------- ---------- ($1,000.00) NOV14'69 CONV *1,000.00 NOV14'69 S'TAX B* 2.60 NOV14'69 REC'FEE B* .50 NOV14'69 W/DEED B* 6.00 * 9.10 ***DOLLARS***

cash in hand paid by William Cantrell and wife, Sadie McCormick Cantrell, the receipt of which is hereby acknowledged,

460559

IDENTIF. REFERENCE

Nov 14 11 16 AM '69

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

I, J. B. McCormick, a widower,

have bargained and sold, and by these presents do transfer and convey unto the said William Cantrell and wife, Sadie McCormick Cantrell,

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 14th Civil District of said County, described as follows, according to a copy of a survey made October 23, 1969, by Wayne S. Cooper, Surveyor:
Beginning at a point which is determined as follows: From a point in the center of Highway No. 112, the original southwest corner of the original 51 acre tract belonging to the grantor herein, go north 3 degrees east along the original line and fence, 588 feet, more or less, to a point; thence leaving said original line, south 63 degrees 45' east 106 feet to an iron pin, which is the beginning point of the tract being conveyed herein; Thence north 31 degrees 30' east 435.85 feet to an iron pin; thence south 63 degrees 45' east 300 feet to an iron pin; thence south 31 degrees 30' west 435.85 feet to an iron pin; thence north 63 degrees 45' west 300 feet to the point of beginning, and containing three acres.

Being part of the property conveyed to J. B. McCormick and wife, Amelia McCormick, by deed from Mrs. Fannie Judkins and husband, B. H. Judkins, dated August 27, 1938, and of record in book 1085, page 393, Register's Office for said County, the said Amelia McCormick having died November 28, 1967.

The grantor does hereby grant and convey to the grantees, their heirs and assigns, a perpetual easement for a right of way from the present Clarksville Highway No. 112 to the southwest corner of the property herein conveyed; the said perpetual easement to be 20 feet in width, with the westerly side of said easement being the westerly boundary line of property now owned by said grantor, and the easterly boundary of said easement being and running parallel to the westerly boundary of said land owned by the grantor; the west boundary of said easement shall extend 588 feet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1000.00

Subscribed and sworn to before me, this the 14 day of November 1969

X James B. McCormick
Affiant

My commission expires: Jan 18. 1972
(Affix Seal)

Lois M. Houston
Notary Public

from the center of said Clarksville Highway Number 112 to a point in the westerly line of said grantor's property; thence southeasterly a distance of 106 feet, to a point in the westerly boundary line of the 3 acres being conveyed herein; said point being northeasterly 20 feet from the southwest corner of the 3 acres herein conveyed. The easterly boundary of said easement shall run northerly a distance of 588 feet from the center of Clarksville Highway Number 112, parallel to and 20 feet east of the west boundary of said grantors property to a point; thence southeasterly a distance of 86 feet, to the southwest corner of the 3 acres herein conveyed.

It is agreed and understood that the grantor reserves to himself, his heirs and assigns, a perpetual easement over a portion of grantees easement hereinabove conveyed in order that the grantor, his heirs and assigns might and may have access to the northerly portion of said grantor's original 51 acres, and in the event the grantees, their heirs or assigns shall fence the right of way easement conveyed herein; then and in that event said grantees shall erect and maintain in good useable condition two gates, each at least ten feet wide, adjacent to their westerly boundary line, one in the northerly and one in the southerly boundary line of said easement, in order that the grantor, his heirs and assigns, may have easy access to the northerly portion of property now owned by said grantor.

This is unimproved ( ) improved ( ) property, known as 3 acres 14th district
(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 William Cantrell and wife, Sadie McCormick Cantrell, their *heirs and assigns, forever.*

And I *do covenant with the said* William Cantrell and wife, Sadie McCormick Cantrell *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, J. B. McCormick, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees herein their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 14 *day of* November, *1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X J. B. McCormick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lois M. Houston, a Notary Public in and for said County and State, the within named J. B. McCormick,

the bargainor, 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 Nashville, Tennessee, this 14 day of November, 1969.

Lois M. Houston, Notary Public.

Commission Expires Jan 18 1972.

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 .

WARRANTY DEED

FROM

J. B. McCormick

TO

William Cantrell and wife,

Sadie McCormick Cantrell

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE