BOOK 4397 PAGE 236

Map 38
Par. 44

WARRANTY DEED
GTC 206453

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Time Investment Company (NAME)	new owner (NAME)	
306 Gay Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Field Book No.
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	14D-26080

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

I, MATTIE OCIE INGRAM, now JOHNS,

have bargained and sold, and by these presents do transfer and convey unto the said TIME INVESTMENT COMPANY, a Tennessee corporation, its successors and assigns, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Eaton's Creek Road, said point being the southeast corner of the property conveyed t o Edna Aita Wright, by deed from Mattie Ocie Ingram, recorded in Book 4349, page 242, Register's Office for said County; thence with said westerly margin, north 13°45' west 349.9 feet to a point lying south 13°45' east 135 feet along said westerly margin from said Wright's northeast corner; thence south 87°30' east to the easterly line of the property conveyed to R. O. Ingram by deed from Mattie Ocie Ingram recorded in Book 2481, page 251, said Register's Office, the property herein described, being part thereof; thence with said Ingram's easterly line south 4° west to said Ingram's southeast corner; thence with said Ingram's southerly line north 87°30' west 908.5 feet to the point of beginning.

Being the same property conveyed to Mattie Ocie Ingram, by deed from R. O. Ingram and wife, of record in Book 1675, page 15, and as surviving tenant by the entirety in the deed of record in Book 2481, page 251, both in said Register's Office.

This conveyance is made subject to an easement for any and all roads or right-of-ways including but not limited to Eaton's Creek Road, across the premises in question.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $3,000.00

Subscribed and sworn to before me, this the 30th day of January 19 70

Affiant

My commission expires: July 26, 1970
(Affix Seal)

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $3,000.00.

Affiant

unimproved (X)
This is improved ( ) property, known as (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 Time Investment Company, a Tennessee corporation, its successors and assigns, *forever.*

And I *do covenant with the said* Time Investment Company, a Tennessee corporation *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,* except for 1970 Metro Taxes which have been assumed by the Buyer.

And I, Mattie Ocie Ingram Johns, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Time Investment Company, a Tennessee corporation, its successors and assigns *against the lawful claims of all persons whomsoever.*

Witness my *hand this* 30th *day of* January, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mattie Ocie Ingram Johns
Mattie Ocie Ingram Johns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Reau E. Folk, Jr., a Notary Public in and for said County and State, the within named Mattie Ocie Ingram Johns

.....

.....

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 19 70

Reau E. Folk Jr., Notary Public.

Commission Expires July 26, 1970

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
REF: hs

FROM

MATTIE OCIE INGRAM now JOHNS

TO

TIME INVESTMENT COMPANY, a

Tennessee corporation

A 6 8 3 7 0

IDENTIF. REFERENCE

FEB 11 3 06 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FEB 11 70	CONV	*3,000.00				
FEB 11 70	S'TAX		B*	7.80		
FEB 11 70	PR'FEE		B*	.50		
FEB 11 70	W'DEED		B*	6.00	*	14.30

File: Rec. Fee