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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 19 70

Notary Public

MY COMMISSION EXPIRES: 2-7-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Peggy Akin, 905 Gallatin Road, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Royster and wife Elizabeth C. Royster (NAME)	New Owners (NAME)	64-2-7
3211 Dinah Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115 (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, I. J. R. Coarsey, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Roysrer and wife, Elizabeth C. Royster

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 Lot No. 119 on the Plan of Brandywine Farms, Section 5, as of record in Book 4175, page 18, Register's Office for said County, and being described as follows:

Beginning at a concrete monument on the southerly margin of Barley Mill Road, the common corner of Lots 119 and 120; thence along said margin northeasterly around a curve having a radius of 175.0 feet, and a distance of 112.0 feet to a concrete monument, the beginning of a curve; thence around said curve having a radius of 25.0 feet easterly 36.21 feet to a concrete monument in the southwest margin of Rolling Mill Road; thence along said margin having a radius of 385.0 feet, a distance of 61.4 feet to a concrete monument; thence continuing along said margin south 51 deg. 54 min., east 90.0 feet to a point; thence south 38 deg. 06 min. west 242.0 feet to a point; thence north 82 deg. 47 min. west 109.5 feet to a point, a common corner of Lot 119 and 120; thence northerly along the common line between said lots 244.3 feet to the beginning.

Being part of the property conveyed to J. R. Coarsey, Trustee, by deed from Miller Kimbrough, Trustee, of record in Book 3786, page 303, said Register's Office.

This is unimproved (X) improved ( ) property, known as Lt. # 119, Rolling Mill Road, Old Hickory, Tenn. 37138
(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 my hand this 26th day of March, 1970

J. R. Coarsey Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Mrs. Alfred R. Akin, a Notary Public in and for said County and State, the within named J. R. Coarsey, Trustee

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 Madison, Tennessee, this 26th day of March 19 70

Commission expires 2-7-73

Mrs. Alfred R. Akin
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

Mail to: J. R. Coarsey REalty Co/
905 Gallatin Road, Madison, Tenn.

WARRANTY DEED

FROM
J. R. COARSEY, TRUSTEE

TO
DAVID L. ROYSTER AND WIFE,
ELIZABETH C. ROYSTER

A 72735

IDENTIF. REFERENCE

MAR 27 10 43 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

MAR27	CONV	*6,500.00			
MAR27	S'TAX		A*	16.90	
MAR27	PR'FEE		A*	.50	
MAR27	W'DEED		A*	3.00	* 20.40