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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl W. Sawyers (NAME:)	SAME (NAME:)	Map 39
Lynnbrier Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 101
White Creek Rt. Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- -------

---------- *DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

This Instrument Was Prepared By
Dewey W Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Charles R. Felts and wife, Betty Larkins Felts,
/ *have bargained and sold, and by these presents do transfer and convey unto the said* Earl W. Sawyers and wife, Margaret L. Sawyers, and Thomas W. Sawyers, and to the survivor of them, it being the express intention of the grantors herein to vest in the ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ said grantees a survivorship estate, their heirs and assigns, a certain tract or parcel of land in the 14th, formerly 24th, District of Davidson County, State of Tennessee, described as follows, to wit:

Being a part of Lot No. 4 on the Plan of the Estate of Vincent Carney, deceased, of record in Min. Book "I", page 584, of the Chancery Court at Nashville, containing 49 acres and a part of a tract lying immediately east of said Lot 4, containing 14 acres, and being shown on a copy of a survey thereof made by Stephen A. Draper, Surveyor, under date of August 4, 1955, and being a part of the Division of the lands of Margaret W. Larkins shown on said survey, and described as follows:

Beginning at a point in the center line of Burgess Road, the southwest corner of this tract, and the northwest corner of a tract of 6.5 acres marked "Earl Sawyer"; thence along Sawyer's north line south 81° east 820 feet to a point in a fence line; thence north 1° west 410 feet to a point in said fence, a corner of a tract marked "Nancy Larkins Vance; thence with her south line north 81° west 480 feet to a point in a drain; thence with said Drain, south 83° 30' west 275 feet to the center line of Burgess Road; thence with the center line of the same, south 16° west 63 feet to; a point opposite a Lane, south 15° 30' east 111 feet, and south 26° 30' west 163 feet to the point of beginning, containing 6.68 acres more or less.

Being the same property conveyed to Charles R. Felts and wife, Betty Larkins Felts, by deed from Margaret W. Larkins, a widow, of record in Book 2444, Page 589, Register's Office for said County.

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 29 day of May 1970

Earl W Sawyers
Affiant
Buyer

My commission expires: My Commission Expires August 4, 1973 (Affix Seal)

Notary Public

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unimproved ( )
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 Earl W. Sawyers and wife, Margaret L. Sawyers, and Thomas W. Sawyers, *their heirs and assigns, forever.*

And we *do covenant with the said* Earl W. Sawyers and wife, Margaret L. Sawyers, and Thomas W. Sawyers, *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, Charles R. Felts and wife, Betty Larkins Felts, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Earl W. Sawyers and wife, Margaret L. Sawyers, and Thomas W. Sawyers, *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 29 *day of* May, *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.*

X Charles R. Felts

X Betty Larkins Felts

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Grady Proctor, *a Notary Public in and for said County and State, the within named*

Charles R. Felts and wife, Betty Larkins Felts,

*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* 8 *day of* May, *19* 70.

Grady Proctor, *Notary Public.*

Commission Expires My Commission Expires August 4, 1973

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.....

A800098

IDENTIF. REFERENCE

JUN 10 10 04 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 10 CONV *1,000.00
JUN 10 STAX A** 2.60
JUN 10 PRFEE A** .50
JUN 10 MTGEED A** 6.00 * 9.10

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WARRANTY DEED

FROM

CHARLES R. FELTS, ET UX

TO

EARL W. SAWYERS, ET UX, ET AL

Mail to:
Earl W. Sawyers
Simpkins Road
Whites Creek, Tenn.
Rt#1

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

PEDIGO & SAINDON