TOM G. COLEMAN, JR.
ATTORNEY AT LAW
1720 PARKWAY TOWER
NASHVILLE, TENNESSEE 37219

This Form furnished by Attorneys Title Company, Inc. Form No. WD-3

FROM
Mrs. Montry Duke

TO
James D. Farmer et ux
Frances H. Farmer

For draftsman's use

BOOK 4424 PAGE 88

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Farmer et ux (NAME)	New Owner (NAME)	95-2-137
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	95-6-6
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	95-6-6

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JUN 15 8 19 AM '70

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

$ 37,000 James W. Mann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 1970.

Cecil Sanders
Notary Public

MY COMMISSION EXPIRES: Oct. 28, 1973
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

A80476

For and in Consideration of the sum of THIRTY-SEVEN THOUSAND ($37,000.00) DOLLARS

DOLLARS

I, Mrs. Montry Duke,

JUN 15 70	CONV	37,000.00			
JUN 15 70	S'TAX		A*	96.20	
JUN 15 70	PR'FEE		A*	.50	
JUN 15 70	W'DEED		A*	6.00	* 102.70

have bargained and sold, and by these presents do transfer and convey unto the said James D. Farmer and wife, Frances H. Farmer, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT NO. I:
Being Lot No. 16 on a Plan of a Re-subdivision of Lot Nos. 16, 17, and 18, Craigmeade Subdivision as of record in Book 3106, page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 is described as follows: Beginning at a concrete monument in the southeasterly side of Lebanon Road, the same being a common corner of Lots No. 6 and 18 in said Subdivision; thence with the dividing line between Lot Nos. 16 and 8, southwardly 112.8 feet to a

monument; thence continuing southwardly with the dividing line between Lot Nos. 16 and 17, 166.3 feet to a concrete monument; thence continuing southwardly with the dividing line between Lot No. 16 and a Lot marked "Reserved" 119.8 feet to a monument; thence northwestwardly with the dividing line between Lots 16 and another Lot marked "Reserved" 308 feet to a monument in the southeasterly margin of Lebanon Road; thence with the southeasterly margin of Lebanon Road northeastwardly 59.6 feet to a monument; thence northwestwardly 10 feet to a monument; thence with the said margin of said Lebanon Road northeastwardly 170.3 feet to the point of beginning.

Tract No. II.
Being a tract marked "Reserved" at the rear of said Lot No. 16 Resubdivision of Lot Nos. 16, 17, and 18, Craigmeade Subdivision as of record in Book 3106, page 82, Register's Office for Davidson County, Tennessee as follows:

Beginning at a monument at the common corner of said Lot marked "Reserved" and Lots 16 and 17; thence eastwardly with the dividing line between Lot marked "Reserved" and Lot 17, 54.3 feet to a monument; thence south 12 degrees 51' 29" West, 180 feet to a monument; thence north 38 degrees 12' 30" West 58.66 feet to a monument; thence with the dividing line between said Lot marked "Reserved" and Lot 16 northwardly 119.8 feet to the point of beginning.

Tract No. III
Being a certain Tract marked "Parcel "B" Reserved" on the Plan of Craigmeade Subdivision, Section 1, of record in Book 2900, page 121, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the southeasterly margin of Lebanon Road, said point being a common corner of the parcel herein described and Lot 16; thence with the dividing line between said Lots South 38 degrees 12' 30 " East, 366.66 feet to a point; thence South 12 degrees 51' West 107.4 feet to a monument; thence continuing in said direction 74.4 feet to the center of Mill Creek; thence with the center of Mill Creek (cont (see attached) sheet)

This is { unimproved / improved } property, known as 2205 Lebanon Road (House Number) Nashville, Tenn. (Street) (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 D. Farmer and wife, Frances H. Farmer their heirs and assigns, forever.

And I do covenant with the said James D. Farmer and wife, Frances H. Farmer, 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James D. Farmer and wife, Frances H. Farmer, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 4th day of June, 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 Mrs. Wesley Duke

(Continuing description of Tract No. III from Form No. WD3a)

as follows, North 85 degrees 30' West 285.5 feet, South 81 degrees 15' West 148.5 feet, South 77 degrees West 148.5 feet and North 83 degrees West, 71 feet to a point in the southeasterly margin of Lebanon Road; thence North 36 degrees 57' 30" East 76.7 feet to a monument and continuing in said direction 137.7 feet to a Highway right-of-way monument; thence with the said margin of said Lebanon Road northeastwardly 355.3 feet to a monument and continuing with said margin of said Road northeastwardly 106.2 feet to the point of beginning.

Being the same property conveyed to Mrs. Montry Duke by deed from John U. Wilson and wife, Louise Wilson, of record in Book 3346, page 70, Register's Office for Davidson County, Tennessee.

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 4424 PAGE 91

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Mrs. Montry Duke

.....

.....

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 4th day of June, 1970

Becky Seymour, Notary Public

Commission Expires October 24, 1973

VICINITY OF NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....