K 4433

This Form furnished by Attorneys Title Company, Inc.

BOOK 4433 PAGE 424

Form No. WD-3

FROM

WILLIAM E. YOUNG and wife,
GERTRUDE S. YOUNG

TO

JERRY L. THACKER and wife,
BILLIE ANNE THACKER

For draftsman's use

This Instrument Prepared by:
BAILEY, EWING, DALE & CONNER, Attys.
709-20 Nashville Bank & Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry L. Thacker (NAME)	SAME (NAME)	Map 17
Union Hill Road, Rt. 3 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 115
Goodlettsville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

A 84558

IDENTIF. REFERENCE

JUL 23 10 20 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

$ 41,000.00 Milton Smith Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 1970

Notary Public

MY COMMISSION EXPIRES ~~(AFFIX SEAL)~~

Deputy Register

For and in Consideration of the sum of TEN and 00/100---------- DOLLARS

and other good and valuable consideration, cash in hand paid to the undersigned, William E. Young and wife, Gertrude S. Young, by the undersigned, Jerry L. Thacker and wife, Billie Anne Thacker, receipt of which is hereby acknowledged, we, the undersigned William E. Young, and wife, Gertrude S. Young,

JUL23	CONV	41,000.00			
JUL23 $TAX			A*	106.60	
JUL23 PRFEE			A*	.50	
JUL23 WDEED			A*	4.50	* 111.60

have bargained and sold, and by these presents do transfer and convey unto the said Jerry L. Thacker, and wife, Billie Anne Thacker, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described as follows:
Beginning at the northeast corner of the farm of Mrs. Fannie W. Parrish in the 10th Civil District of said County, in the center of the

Form No. WD3a

road (lower Walker's Creek), being also the northwest corner of a tract of land now owned by C. W. Waggoner; running thence along the center of said road in a westerly direction 43 poles to a point in the road 15 poles east of a hickory and beech; thence west 15 poles to said northwest corner; thence south 46 poles along the east boundary line of 5-1/2 acres of land conveyed by James A. White and wife, to Keziah Trenary by deed of record in book 62, page 298, Register's Office for said County, to a beech, the southeast corner of said 5-1/2 acres; thence west 11 poles to a beech, W. B. Trenary's northeast corner; thence with his easterly line south 39° west 47-1/2 poles to a red elm, his southeast corner; thence with J. V. Hitt's north line south 87-1/2° east 24 poles to locust corner post; thence with J. V. Hitt's east boundary south 27-1/2° west 56-1/2 poles to the center of Union Hill Pike; thence with the said Pike south 47-1/2° east 12-1/2 poles to a point in the center of Pike, being Paul Owens', formerly J. S. Fryer's corner; thence north 26° east 26-1/3 poles to a rock; thence to a rock south 78° east 18 poles to a rock; thence south 2 poles to an ash; thence east 36 poles to a stake, the southeast corner of said farm in C. W. Waggoner's west line, thence with his line as follows: north 2° east 26-2/5 poles to a beech; thence westerly 12 poles to a persimmon tree; thence north about 39° east 57 poles to a stake; thence north 56-1/2 poles, more or less, to the beginning, containing 50 acres and 14 poles, more or less.

Being the same property conveyed to William E. Young and wife, Gertrud S. Young by deed from J. V. Hitt and wife, of record in Book 4427, Page 198, said Register's office.

This property is conveyed subject to the following:

1. Taxes for the year 1970, a lien not yet due and payable.
2. Easement for right-of-way of all roads lying within boundaries of premises as herein described.
3. Vendor's lien retained in deed from J. V. Hitt and wife, Bessie L. Hitt, to William E. Young and wife, Gertrude S. Young, of record in Book 4427, Page 198, Register's Office for Davidson County, to secure the payment of a note, the balance of which at even date herein is expressly assumed by the grantees, Jerry L. Thacker, and wife, Betty Anne Thacker.

This is (unimproved ( ) improved (X)) property, known as Rt. #3, Union Hill Road, Goodlettsville, Tenn.
(House Number) (Street) P. O. Address (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 Jerry L. Thacker and wife, Billie Anne Thacker, their heirs and assigns, forever.

And we do covenant with the said Jerry L. Thacker and wife, Billie Anne Thacker 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., except as set out above.

And we, William E. Young and wife, Gertrude S. Young do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jerry L. Thacker and wife, Billie Anne Thacker, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 15th day of July, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William E. Young

Gertrude S. Young

Form No. WD3b

BOOK 4433 PAGE 426

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Barbara E. Haines, a Notary Public in and for said County and State, the within named William E. Young and wife, Gertrude S. Young

the bargainor, 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 16th day of July, 1970

Barbara E. Haines, Notary Public

Commission Expires 1-31-73

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.....