This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

WARRANTY DEED

BOOK 4449 PAGE 537

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
HELEN MAYBERRY DICKSON		Map. 30
(NAME)		Par. 66
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the ~~XXX~~ LOVE AND AFFECTION AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED ~~XXXX~~,

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing
Document Unsatisfactory When Received

WE, JOHN WALTER MAYBERRY AND WIFE, EUGINIE MAYBERRY

have this day bargained and sold, and do hereby transfer and convey unto the said HELEN MAYBERRY DICKSON

certain real estate in Davidson County, Tennessee, as follows: HER (successors), heirs and assigns, A CERTAIN PIECE OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE, CONTAINING 97.5 ACRES AND SITUATED IN THE 14TH CIVIL DISTRICT, BEGINNING AT A POINT IN THE WHITES CREEK PIKE, ADJOINING THE LINE OF GILLIAM; THENCE N. 68½ DEG. W. 36 POLES TO A POINT IN SAID PIKE; THENCE S. 45 DEG. W. 84 POLES, THENCE S. 85 DEG. W. 8 POLES TO A POINT; THENCE S. 74 DEG. W. 19.44 POLES; THENCE S. 46 DEG. W. 18 POLES; THENCE S. 41 DEG. W. 15.32 POLES; THENCE S. 47 DEG. W. 10.72 POLES; THENCE S. 28 DEG. W. 28 POLES TO A GUM, IN THE SURVEY OF THE 275 ACRE TRACT BELONGING TO THE HEIRS OF R. F. FIELD, DECEASED, FROM WHICH TRACT IS CUT OFF; THENCE FOLLOWING THE BOUNDARIES OF THE 275 ACRE TRACT, SOUTH 2½ DEG. W. 42 POLES; S. 43½ DEG. EAST 12 POLES; SOUTH 54 DEG. E. 10.28 POLES; THENCE S. 58½ DEG. E. 10.56 POLES; THENCE S. 10 DEG. E. 8 POLES; S. 58½ DEG E. 4 POLES; S. 32 DEG. E. 4 POLES, SOUTH 68½ DEG. E. 20.5 POLES; NORTH 57½ DEG. E. 58 POLES, N. 25½ DEG. E. 11 POLES, N. 88 DEG. E. 26 POLES, N. 25 DEG. W. 74.41 POLES TO A POINT; THENCE N. 45 DEG. E. 34.8 POLES; THENCE E. 8 POLES; THENCE S. 42 DEG. E. 4 POLES; THENCE N. 45 DEG. E. 8.4 POLES; THENCE N. 72 DEG. E. 12 POLES; THENCE N. 40 DEG. E. 28 POLES; THENCE N. 21 DEG. W. 19 POLES; THENCE N. 29 DEG. E. 6 POLES TO THE POINT OF BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO J. W. MAYBERRY ET AL BY DEED FROM ROMANS HAILEY, CLERK OF THE COUNTY COURT FOR DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 577, PAGE 317, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 29 day of July, 1970

Affiant

My commission expires ~~June 30, 1971~~ (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ____ (House Number) ____ (Street) ____ P. O. Address: ____ (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said HELEN MAYBERRY DICKSON HER (successors), heirs and assigns forever. WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said HELEN MAYBERRY DICKSON HER (successors), heirs and assigns, against the lawful claims of all persons.

Witness OUR hand S this 29 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.

John Walter Mayberry
Eugenie Mayberry

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, RICHARD L JONES, *a Notary Public in and for said County and State,* JOHN WALTER MAYBERRY AND WIFE, EUGENIE MAYBERRY

the within named 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 29 *day of* SEPTEMBER, *19*70.

Richard L Jones
Notary Public

My Commission Expires OCT. 31, 1971
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 ...

OCT-2 70 CONV *6,250.00
OCT-2 70 S'TAX A* 16.12
OCT-2 70 PR'FEE A* .50
OCT-2 70 W'DEED A* 3.00 * 19.62

A 91892

IDENTIF. REFERENCE

OCT 2 2 22 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JOHN WALTER MAYBERRY ET UX

TO

HELEN MAYBERRY DICKSON

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE