BOOK 4457 PAGE 193

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joseph Clark Ransom (NAME)	Dobson & Johnson, Inc. (NAME)	
4100 West Hamilton Road (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Map. 69
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 24.6 pw

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------*Dollars,*

Cash paid by Joseph Clark Ransom and wife, Opal Green Ransom, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Christopher Fentress and wife, Margaret Fentress,

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

Joseph Clark Ransom and wife, Opal Green Ransom,

their ~~successors~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 13th Civil District being known as Tract 4 of the T. P. Mims land on Drakes Branch Road and being described as follows: Beginning at an iron pin on the north margin of Drakes Branch Road a 50-foot Road, at a point north 65° 45' east a distance of 353.5 feet from the southeast corner of lot No. 18 in Enchanted Hills, as of record in book 3300, page 96, in the Register's Office for said County; thence in a westerly direction and northerly direction with a 25-foot radius curve to the right a distance of 39.27 feet to an iron pin on the easterly margin of a 50-foot dedication; thence, with said easterly margin, north 24° 15' west a distance of 275 feet to an iron pin; thence, north 65° 45' east a distance of 102 feet to an iron pin; thence, south 24° 15' east a distance of 300 feet to an iron pin on the north margin of Drakes Branch Road; thence, with said north margin, south 65° 45' west a distance of 77 feet to the point of beginning and containing 0.70 acres, more or less.

Being the same property conveyed to Christopher Fentress and wife, Margaret Fentress, by deed from James Baugh and wife, of record in book 3811, page 907, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,450.00

Subscribed and sworn to before me, this the 4th day of November 19 70

Barbara Fentress
Affiant

My commission expires 8/9/72 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) 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

Joseph Clark Ransom and wife, Opal Green Ransom,

their ~~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* Joseph Clark Ransom and wife, Opal Green Ransom,

their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S *this* 4th *day of* November, 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 Christopher Fentress
Christopher Fentress

x Margaret Fentress
Margaret Fentress

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Christopher Fentress and wife, Margaret Fentress, *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* 4th *day of* November, *19* 70

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 .....

WARRANTY DEED

FROM
Christopher Fentress, et ux
TO
Joseph Clark Ransom, et ux

A 95392

IDENTIFICATION REFERENCE

Nov 5 12 41 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

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

NOV-5 70	CONV	17,450.00				
NOV-5 70	S'TAX		A*	45.24		
NOV-5 70	PB'FEE		A*	.50		
NOV-5 70	W'DEED		A*	3.00	*	48.74

FILE: Dobson & Johnson, Inc.