BOOK 4481 PAGE 710

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Irene M. Higgason (NAME)	SAME (NAME)	Map. 33
2214 Pinewood Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 105
Nashville, Tenn. 37216 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Map. 72-8 Par. 114 pt

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

Cash in hand paid the receipt of which is hereby acknowledged and other good and valuable considerations.

FEB24F MISC A* 6.00 * 6.00

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys at Law
800 Stahlman Bldg,
Nashville, Tenn, 37201

I, James S. Higgason, Jr., Grantor, herein,

have bargained and sold, and by these presents do transfer and convey unto the said Irene M. Higgason, Grantee, herein, all my right, title and interest in and to the hereinafter described tracts or parcels of land, her *heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

To her sold and separate estate, free from any interest & debts of any present husband, or any future husband;

TRACT I:
LAND in the 11th Civil District, Davidson County, Tennessee, more particularly described according to a survey by Ralph W. C. Lambert, surveyor, April 15, 1967, as follows:
BEGINNING at a iron pin corner to Day and a drain on Campbell Road; thence following the easterly margin of Campbell Road in a circle with a radius of 407 feet 255 feet to a point; thence continuing on with the margin of Campbell Road South 13° 34' west, 311.5 feet to a point; thence continuing on with the margin of Campbell Road 545 feet to a point; thence South 3° east 65 feet to an iron pin and corner of Day; thence South 89° 34' east 598 feet to an iron pin; thence north 2° 30' west, 1,161 feet with Kemper property to an iron pin in line of Blair Manor Subdivision; thence north 82° 4' west, 200 feet to a point; thence north 53° 18' west, 220.81 feet to a point; thence north 72° 51' west, 73.68 feet to an iron pin in a drain; thence following said drain south 27° 09' west, 200 feet to an iron pin at the point of beginning, and containing 16 1/3 acres, more or less.
BEING the same property vested in Irene M. Higgason by Will of Agnes M. Day, deceased, estate number 49541 and recorded in Will Book 86, Page 359, Probate Court Davidson County, Tennessee.

TRACT II:
BEING Lot No. 45 on the Map of Dalewood, Section I, of record in Book 1424, page 108, Register's Office for said County.
SAID Lot No. 45 fronts 88.9 feet on the westerly side of Pinewood Road and runs back 153.7 feet on the northerly line and 147.1 feet on the

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,500.00

Subscribed and sworn to before me, this the 23rd day of February, 19 71

Affiant

My commission expires: 7-31-73 (Affix Seal)

Notary Public

southerly line, to a dead line in the rear, measuring 91 feet thereon. BEING THE SAME property conveyed James S. Higgason, Jr. and wife, Irene Day Higgason, by deed from Donald W. Thompson and wife, Bobbye H. Thompson, as of record in Book 2921, page 32, Register's Office Davidson County, Tennessee.

B 05636

IDENTIF. REFERENCE

FEB 24 11 13 AM '71

REGISTER DAVIDSON COUNTY, TENN.

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 Grantee, *her heirs and assigns, forever.*

And Grantor *do covenant with the said* Grantee *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 Grantor *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, *her heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 23rd *day of* February, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James S. Higgason, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* James S. Higgason, Jr.

the bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, *Tennessee, this* 23rd *day of* February, *19* 71

Marie B. Butler, *Notary Public.*

Commission Expires 7-23-73

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.....

WARRANTY DEED

FROM

James S. Higgason, Jr.

TO

Irene Day Higgason

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE