This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

BOOK 4489 PAGE 791

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wm. Earl Ayers (NAME)	Same (NAME)	11-0-59.2 Part
Rt #3 Franklin Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MAR 31 CONV *8,000.00
MAR 31 S'TAX A* 20.80
MAR 31 PR'FEE A* .50
MAR 31 W'DEED A* 6.00 * 27.30

EARL AYERS, also known as M. E. AYERS, and wife, WILMA AYERS,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM EARL AYERS and wife, SUE BATSON AYERS

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 Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Freeman Road, said point being the most northerly corner, lying in the center of said Road, of the property conveyed to William Earl Ayers and wife, by deed from Earl Ayers and wife, of record in Book 4102, page 75, Register's Office for said County; thence with said William Earl Ayers' easterly and northerly lines: north 40°27' west 82.8 feet, north 23°45' west 105.6 feet and north 87°52' west 270.0 feet to the northeast corner of the property conveyed to Dennis H. Parker and wife, by deed from Joseph E. Johnson and wife, of record in Book 3701, page 333, said Register's Office; thence with said Parker's northerly line, north 89°34' west 729.96 feet to a point in the easterly line of the property conveyed to J. W. Adams and wife, by deed from W. J. Haley and wife, of record in Book 466, page 637, said Register's Office; thence with said Adams' northeasterly line north 30° west 1468.50 feet to a point in the southerly line of the property conveyed to V. H. Felton, Sr., and wife, by deed from Frank P. Brumbach and wife, of record in Book 2140, page 38, said Register's Office; thence with said Felton's southerly line eastwardly to the northwest corner of the property conveyed to Harry I. Martin, Jr., and wife, by deed from Earl Ayers and wife, of record in Book 4075, page 775, said Register's Office; thence with said Martin's westerly line and

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8000

Subscribed and sworn to before me, this the 30th day of March 1971

Affiant

My commission expires: July 23 1974 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

and continuing with the westerly line of the property presently being conveyed to Harry I. Martin, Jr., and wife, by deed of even date herewith from Earl Ayers and wife, and further continuing with the westerly line of the property conveyed to Jeffrey A. Bond and wife, by deed from Earl Ayers and wife, of record in Book 4369, page 660, said Register's Office; south 7°56' east 420.0 feet to an iron stake at said Bond's southwest corner; thence with said Bonds southerly line, south 89°55' east 925.64 feet to a point in the center of Freeman Road; thence with the center of said Road southwardly to the point of beginning.

Being part of the property conveyed to Earl Ayers and wife, Wilma Ayers, by deed from Willie G. Hitt, Sr., and wife, Eunice Hitt, of record in Book 2965, page 357, said Register's Office; and being part of the property conveyed to M. E. Ayers (the same person as Earl Ayers) and wife, Wilma Ayers, by deed from W. G. Hitt, Sr., and wife, Eunice Hitt, of record in Book 3097, page 545, said Register's Office.

This conveyance is made subject to the right of way of that portion of Freeman Road included within the described above.

This deed was prepared by Reau E. Folk, Jr., Attorney, 3829 Cleghorn Avenue, Nashville, Tennessee, upon information furnished by the Grantors.

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 WILLIAM EARL AYERS and wife, SUE BATSON AYERS their, *heirs and assigns, forever.*

And we *do covenant with the said* WILLIAM EARL AYERS and wife, SUE BATSON AYERS *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.*

And WE, EARL AYERS, also known as M. E. Ayers, and wife, WILMA AYERS *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* WILLIAM EARL AYERS and wife, SUE BATSON AYERS, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 30 th *day of* March, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

(Earl) M. E. Ayers
Earl Ayers, also known as M. E. Ayers

Wilma Ayers
Wilma Ayers

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert Roy Galbreath, a Notary Public in and for said County and State, the within named Earl Ayers, also known as M. E. Ayers, and wife, Wilma Ayers

the bargainors, 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~~ Goodlettsville Tennessee, this 30th day of March, 1971.

Robert Roy Galbreath Notary Public.

Commission Expires February 21-1973.

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 ...., being authorized so to do, executed the foregoing instrument for the purposes 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.....

B0931 9

IDENTIFICATION REFERENCE
MAR 31 12 AM '71
FELIX ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

REF:mas

FROM

EARL AYERS and wife

TO

WILLIAM EARL AYERS and wife

RUSH

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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