(This instrument was prepared by [redacted], Attorney at Law
James A. Lesemann
320 Gallatin Road, Madison, Tennessee 37115.)

WARRANTY DEED

BOOK 4496 PAGE 865

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caudill Realty Company	Kimbrough-Kavanaugh & Associates	GO=09001
(NAME:) Third National Bank Bldg.	(NAME:) 416 Union Street	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by the grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of an indebtedness owing to Kimbrough-Kavanaugh & Associates; and secured by a deed of trust of record in Book 3487, page 281, Register's Office for Davidson County, Tennessee,

I, LARRY L. WESTBROOK, TRUSTEE, hereinafter called the grantor,

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ CAUDILL REALTY COMPANY, A TENNESSEE CORPORATION, herein called the grantee,

its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 48 and the southerly 81 feet of Lot No. 47 on the plan of Echo Meadows in Goodlettsville, of record in Book 2331, page 64, Register's Office for said County.

Beginning at a point in the north margin of Bluebird Drive, at the corner of Lots 48 and 49; thence with the line between said lots, and along the line of Lot 47, northerly 231.8 feet to a point; thence northeasterly 197.8 feet to a point in the west margin of Two Mile Pike; thence with the margin of the same, southeasterly 186 feet to the beginning of a curve; thence around said curve, southerly 39.27 feet to the northerly margin of Bluebird Drive; thence with the margin of the same, southwesterly 117 feet to the point of beginning.

Being the same property conveyed to Larry L. Westbrook, Trustee, with full power to sell, transfer, convey, mortgage or otherwise encumber without the joinder of any beneficiary, by deed from Richard Dale Trapp and wife, of record in Book 4351, page 511, Register's Office for Davidson County.

This conveyance is made subject to restrictions of record in Book 2447, page 325; setback lines and easements as shown on Plan in Book 2331, page 64; all said Register's Office.

This is ~~unimproved ( )~~ improved (X) property, known as 319 Bluebird Drive, Goodlettsville, Tennessee
(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, its successors ~~heirs~~ *and assigns, forever.*

And I *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.*, except as stated herein.

And I, the said grantor, *do further covenant and bind* myself, my successors and assigns ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* grantee, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 17th *day of* March, 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.*

Larry L. Westbrook, Trustee
(Larry L. Westbrook, Trustee)

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Larry L. Westbrook, Trustee,

the within named 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 Hendersonville *Tennessee this* 19 *day of* March, *19* 70.

Commission expires 10-28-72

William Burgess *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, APR27 CONV 35,000.00, *a Notary Public of the State and County aforesaid, personally appeared* APR27 STAX A* 91.00, *with whom I am personally acquainted, and who, upon oath, acknowledged* APR27 RTFEE A* .50 *self to be of the* APR27 RDSED A* 3.00 * 94.50, *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

STATE OF TENNESSEE
COUNTY OF Sumner

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 35,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

D C Caudill
Affiant

Subscribed and sworn to before me this the 19 day of March 1970

William Burgess
Notary Public

Commission Expires: 10-28-72

WARRANTY DEED

FROM

LARRY L. WESTBROOK, TRUSTEE

TO

CAUDILL REALTY COMPANY,
A TENNESSEE CORPORATION

mail 3rd Nat'l Bank Bldg Nashville Tenn

B 12520

IDENTIF. REFERENCE

APR 27 1 47 PM '71

FELIX J. ROBERTSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

A Division of

Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee