WARRANTY DEED

BOOK 4539 PAGE 317

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harold G. Gaines et ux	same	Map 75
(NAME) RT. #1, Box 230	(NAME) "	Par. 20
(STREET ADDRESS OR ROUTE NUMBER) OLD HICKORY TENN.	(STREET ADDRESS) "	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Twenty-Eight Thousand Five Hundred and No/100 ----------($28,500.00)---------- *Dollars,*

CASH in hand paid by Harold G. Gaines and wife, Betty O. Gaines, the receipt of which is hereby acknowledged,

Henry C. Hodgson and wife, Helen F. Hodgson

have this day bargained and sold, and do hereby transfer and convey unto the said Harold G. Gaines and wife, Betty O. Gaines, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A tract of land in the 4th Civil District of Davidson County, Tennessee, being a part of the tract of 68.8 acres, more or less, formerly owned by the Cowgill Estate, a plan of which is of record in book 421, page 127, Register's Office for said County, being Tract No. 3 on the survey made by John E. Perry, Surveyor for Wilson County, Tennessee, December 1, 1945, described as follows:
Beginning in the center of Hadley Bend Road at the corner of tracts Nos. 2 and 3; thence with the line between said two tracts, south 89-1/2° east 225 feet to a stake; thence south 89-1/2° east 47 feet to a stake; thence north 1/2° east 200 feet to a stake, the southeast corner of tract No. 4; thence with the line between tracts Nos. 3 and 4, north 89-1/2° west 272.3 feet to the center of said Road; thence with the center of said Road, south 1/2° west 200 feet to the beginning, containing 1.2495 acres, more or less.
Being the same property conveyed to Henry C. Hodgson and wife, Helen F. Hodgson, by deed from Jessie C. Johnson, of record in book 1371, page 296, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 28,500.00

Subscribed and sworn to before me, this the 13 day of SEPTEMBER 19 71

Affiant Harold G. Gaines

My commission expires: 1-30-74 (Affix Seal)

Notary Public D. J. Bragg

This is unimproved ( ) 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 Harold G. Gaines and wife, Betty O. Gaines, 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,* except for 1971 taxes, which are prorated and assumed by grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Harold G. Gaines and wife, Betty O. Gaines, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand S this* 13th *day of* September, 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.*

Henry C. Hodgson

Helen F. Hodgson

This Instrument Was Prepared By

Quincy D. Pedigo (mf)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

K 4539

BOOK 4539 PAGE 318

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, D. J. BREWER, a Notary Public in and for said County and State, Henry C. Hodgson and wife, Helen F. Hodgson,

the within named 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~~, OLD HICKORY, Tennessee, this 13th day of SEPTEMBER, 1971.

D. J. Brewer
Notary Public

Commission expires 1-30-74

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.....

SEP 23	CONV	28,500.00				
SEP 23	S'TAX		A*	72.10		
SEP 23	PR'FEE		A*	.50		
SEP 23	W'DEED		A*	4.00	*	76.60

WARRANTY DEED

FROM

Henry C. Hodgson et ux

TO

Harold G. Gaines et ux

B 3 1 6 3 9

IDENTIF. REFERENCE

SEP 23 12 25 PM '71

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

Filed Old Hickory Empl. Ck. Union