BOOK 4563 PAGE 143

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. G. Winters, et ux	Same	
(NAME) Old Clarksville Pike	(NAME) Same	map 15
(STREET ADDRESS OR ROUTE NUMBER) Joelton, Tennessee	(STREET ADDRESS) Same	parcel 26 + 27 SH
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mail-7

For and in Consideration of the sum of TEN AND 00/100 ($10.00) *DOLLARS*

Cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, including the mutual love and devotion which exists between myself and E. G. Winters and wife, Anita K. Winters, the Grantees,

DEC21F CONV 15,000.00
DEC21F STAX A* 39.00
DEC21F PRFEE A* .50
DEC21F WDEED A* 6.00 * 45.50

I. J. L. Armstrong, the Grantor *have bargained and sold, and by these presents do transfer and convey unto the said* E. G. Winters and wife, Anita K. Winters their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain tract or parcel (formerly two parcels) of land located in the 14th Civil District of Davidson County, Tennessee, and described according to a survey by Wayne S. Cooper, Sr. dated December 11,1971, as follows:

Beginning at a point, which is an iron pin, in the northerly margin of Morgan Road, said point being the common front corner of the W.J. Rose property and the property herein conveyed; thence north 18° 19 minutes west along the easterly margin of the said W.J. Rose property a distance of 586.2 feet to an iron pin; thence north 39° 11 minutes east a distance of 243.0 feet to an iron pin; thence north 1° 07 minutes west a distance of 252.4 feet to an iron pin; thence south 88° 27 minutes west a distance of 399.9 feet to an iron pin; thence north 1° 08 minutes east a distance of 132.5 feet to an iron pin; thence north 14° 03 minutes east a distance of 214.3 feet to an iron pin; thence north 61° 22 minutes east a distance of 510.9 feet to an iron pin; thence north 1° 02 minutes west a distance of 272.4 feet to an iron pin; thence south 88° 01 minute west a distance of 56.7 feet to an iron pin; thence south 53° 47 minutes west a distance of 654.6 feet to an iron pin; thence north 84° 02 minutes west a distance of 383.0 feet to an iron pin, a common corner of the Howard Wilkerson property, the State of Tennessee property and the property herein conveyed; thence north 4° 00 minutes east a distance of 591.4 feet to an iron pin, said point being the northwesterly corner of the property herein conveyed and same being a point in the southerly margin of the Howard Wilkerson property; thence 88° 45 minutes east along the southerly margin of the Howard Wilkerson property a distance of 1963.5 feet to a point indicated by an "X-mark" in a stream; thence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Affiant

Subscribed and sworn to before me this the 20th day of December 19 71

Notary Public

My commission expires: 7-25-72 (Affix Seal)

south 86° 00 minutes east continuing along the southerly margin of the Howard Wilkerson property a distance of 293 feet to a point, said point being the northeasterly corner of the property herein conveyed and said point being situated on the westerly margin of the E.G. Winters property (Book 4283, page 923); thence south 4° 00 minutes west along the westerly margin of the said E.G. Winters property a distance of 1353.0 feet to an iron pin; thence continuing along the westerly margin of the said E. G. Winters property south 3° 22 minutes west a distance of 240.0 feet to a point in the northerly margin of Morgan Road; thence along the northerly margin of Morgan Road and around a curve south 49° 01 minute west a distance of 148.0 feet to a point, south 59° 06 minutes west a distance of 100.0 feet to a point, south 67° 27 minutes west a distance of 100.00 feet to a point and south 79° 44 minutes west a distance of 100.0 feet to a point in the northerly margin of the said Morgan Road ; and thence continuing along the northerly margin of Morgan Road north 86° 00 minutes West a distance of 970.3 feet to an iron pin which is the point of beginning, and containing 72.8 acres more or less.

Being part of the same property conveyed to J. L. Armstrong by deed from E. A. Trice and wife, Tessie May Trice of record in Book 597, page 143, Register's Office for Davidson County, Tennessee.

It is agreed and understood by and between the Grantor and the Grantees, the Bargainors, that this transfer and conveyance is made subject to the Grantor retaining a life estate in said property, that is the right to remain and live on the property for life.

THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER
Attorney at Law
15th Floor, Third National Bank Bldg.
Nashville, Tennessee 37219

unimproved (X)
This is improved ( ) property, known as Morgan Road Joelton, 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 E. G. Winters and wife, Anita K. Winters *their heirs and assigns, forever.*

And I *do covenant with the said* E. G. Winters and wife, Anita K. Winters *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 I, J. L. Armstrong *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* E. G. Winters and wife, Anita K. Winters *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 20TH *day of* December, *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.*

MARK OF J. L. ARMSTRONG

X J. L. Armstrong

WITNESS:
Mrs. Henry Schnupp

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie E. Reeves, a Notary Public in and for said County and State, the within named J. L. Armstrong

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 Nashville, Tennessee, this 20th day of December, 1971.

Annie E. Reeves, Notary Public.

Commission Expires July 25, 1972.

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.....

B 4207
REFERENCE
IDENTIF.
DEC 21 2 02 PM '71
WILSON II REGIST.
DAVIDSON COUNTY, TENN.