FMFjr/do
8/9/72

This instrument prepared by:
Farris, Warfield & Samuels
Third National Bank Building
Nashville, Tennessee 37219

Prepared by
Farris, Warfield & Samuels
Third National Bank Bldg.
Nashville, Tenn. 37219

WARRANTY DEED

BOOK 1630 PAGE 420

Address New Owners as Follows:	Send Tax Bills To:	Map Parcel Number
Mr. and Mrs. Wade Travis Route 1 Kingston Springs, Tennessee 37082	Mr. and Mrs. Wade Travis Route 1 Kingston Springs, Tennessee 37082	Map 126 Parcel 39

FOR AND IN CONSIDERATION of the sum of Thirty Nine Thousand Eighty Seven and no/100 ($39,087.00) Dollars paid by Wade Travis and wife, Marian Marvene Bratton Travis, the receipt of which is hereby acknowledged, W. M. Farris, a widower, has this day bargained and sold, and does hereby transfer and convey unto the said Wade Travis and wife, Marian Marvene Bratton Travis, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Three Tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Land in the 9th Civil District of said County, being Lot No. 7 on the Racy Hows Plan, as of record in book 21, page 137, Register's Office for said County, described as follows:
BEGINNING at a point at the southwest corner of Lot No. 8 and the southeast corner of said Lot 7 and running thence with the line between said lots, north 20° east 22 poles; north 36° east 42 poles; north 48 1/2° east 21 poles; north 34 1/2° east 70 poles to a point in the original north boundary line of the Racy Hows Land, and running thence with the same, north 78° west 220.3 poles to a point; thence south 42 poles to a point; thence east 84 poles to a hickory; thence South 1° west 78 poles to a dogwood; thence north 79° west 12 poles to an elm (down); thence south 45° west 29 1/2 poles; thence south 20° west 34 poles to a hickory; thence south 89° east 89.4 poles to the point of beginning, containing 107.04 acres, more or less.

State of Tennessee)
County of Davidson)

The actual consideration or value whichever is greater, for this transfer is $39,087.00.

W. M. Farris
W. M. Farris, Affiant

Subscribed and sworn to before me, this 1st day of August, 1972.

Dorothy E. Owen
Notary Public

My Commission Expires: My Commission Expires February 14, 1973

TRACT NO. 2: Land in the 9th Civil District of said County, being bounded on the east by the lands of Stein, formerly Bettie Hutton; on the north by the lands of Maggie Hutton and J. P. Newsom; on the west by the lands of Redd, formerly J. P. Newsom; on the south by U. S. Highway #70, including all the land lying east of Cold Branch and south of Highway #70 extending to Big Harpeth River, containing approximately 30 acres, more or less.
There is expressly excluded from this conveyance all that portion of the lands which were conveyed from August L. Gerst, et al by deed of record in Book 1971, Page 73, Register's Office for Davidson County, Tennessee, to William Gerst Brewing Company, Incorporated, and by The William Gerst Brewing Company, Incorporated to Robert G. Sullivan and wife, Ruby D. Sullivan, by deed of record in Book 2087, Page 591, Register's Office for Davidson County, Tennessee. Also excluded is tract conveyed by deed in Book 2138, Page 307, said Register's Office.

TRACT NO. 3: Land in the 9th, formerly the 14th Civil District of said County, described as follows:
BEGINNING at the extreme northeast corner of a tract of land owned by Wade Travis and wife, per deed of record in Book 1683, page 249 of the Register's Office of Davidson County, Tennessee, being also Edna Ellen Redd's extreme southwest corner, which is thirty-nine poles from northeast corner of Tract No. 2, conveyed by James E. Covington, Clerk and Master, to Edna Ellen Redd, Marcella Redd Dunn, and James Paul Redd by deed of record in Book 1540, page 213, of the Register's Office, Davidson County, Tennessee; being also on A. C. and W. M. Farris' west line per deed recorded in Book 1642, page 161, Register's Office, Davidson County, Tennessee; thence with A. C. and W. M. Farris' west line and Wade Travis's east line south one degree, fifteen minutes, west thirty-four poles to a common corner of Farris and Travis, thence north seventy-six degrees, west twelve poles to a stone with a chisled cross on top, the common corner of Farris and Travis, thence with a staked line north twenty-five degrees, east five hundred, Forty-five feet to the beginning, containing 1.25 acres, more or less.

The above three tracts being property undivided one-half interests in which were conveyed to A. C. Farris and W. M. Farris by deeds from Sadie H. Newsom, et al, of record in Book 1642, page 161, Register's Office for said County, from August L. Gerst, et al, of record in Book 1640, page 549, said Register's Office, and from Wade Travis and wife, of record in Book 2138, page 151, said Register's Office.
The said A. C. Farris has since died intestate, leaving as his only heirs-at-law W. M. Farris, a brother, Annie E. Leathers, a sister, and the five children of Frank M. Farris, a deceased brother, as follows: Frances Farris Garrison, Catherine Lee Farris Beasley, Mary Ann F. Stuart, now Robbins, Frank M. Farris, Jr., and John L. Farris.
The said John L. Farris has since died testate, Will Book 74, page 327, Office of the County Court Clerk of Davidson County, Tennessee, devising the interest received by him as an heir-at-law of A. C. Farris, deceased, to his wife, Mary Penick Farris.
The said Annie E. Leathers has since died testate, Will Book 87, page 84, Office of said County Court Clerk, devising the interest received by her as an heir-at-law of A. C. Farris, deceased, to the following persons: Ross I. Evans, Jr., Sarah Camille Farris Grote, Mary Farris Lynch, Alfred C. Farris, III, Miss Rachel Farris, Frances Farris Garrison, Catherine Lee Farris Beasley, Mary Ann F. Stuart, now Robbins, Frank M. Farris, Jr., John L. Farris, Jr., William Estes Farris and Frank M. Farris, III. The three devisees last mentioned took per stirpes the share of their deceased parent, John L. Farris, by the terms of the said will.
The property conveyed herein is unimproved property located approximately 3-1/2 miles from Highway 70-S and I-40 Cloverleaf; and is the same property

with respect to which Ross I. Evans, Jr., et al, by deed dated the 1st day of December, 1969, of record in Book 4384, Page 12 conveyed to W. M. Farris an undivided one-third interest inherited by Grantors in said deed as descendants of Alfred C. Farris and as legatees under the will of Annie E. Leathers.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Wade Travis and wife, Marian Marvene Bratton Travis, their heirs and assigns forever. I covenant that I am 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 easement rights granted to the Tennessee Valley Authority for transmission lines as set out in instruments of record in Book 4201, Page 704, Book 4201, Page 709, and Book 4205, Page 619, Register's Office for Davidson County, Tennessee, and except for Metropolitan Government land taxes for the year 1972, which are assumed by the Grantees.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Wade Travis and wife, Marian Marvene Bratton Travis, their heirs and assigns, against the lawful claims of all persons.

Frank M. Farris, III joins in this deed for the purpose of ratifying his execution of the deed dated December 1, 1969, of record in Book 4384, Page 12, Register's Office for Davidson County, Tennessee signed by himself, Ross I. Evans, Jr., et al, inasmuch as he has attained the age of legal majority since that time.

Witness our hands, this 16 day of August, 1972.

W. M. Farris

W. M. Farris

Frank M. Farris III

Frank M. Farris, III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 1630 PAGE 123

Personally appeared before me, Dorothy E. Owen, a Notary Public in and for said County and State, W. M. FARRIS, 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 Nashville, Tennessee, this 16th day of August, 1972.

Dorothy E. Owen
Notary Public

My Commission Expires: My Commission Expires February 14, 1973

B7 26 63

IDENTIFICATION REFERENCE

T

AUG 22 3 14 PM '72

FELIX A. ZOLLICOFFER
REGISTER
DAVIDSON COUNTY, TENN.

AUG 22 72	CONV	39,087.00			
AUG 22 72	S'TAX		A*	101.66	
AUG 22 72	PR'FEE		A*	.50	
AUG 22 72	W'DEED		A*	8.00	* 110.16

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Dorothy E. Owen, a Notary Public in and for said County and State, FRANK M. FARRIS, III, 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 Nashville, Tennessee, this 16th day of August, 1972.

Dorothy E. Owen
Notary Public

My Commission Expires: My Commission Expires February 14, 1973