BOOK 4633 PAGE 236

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
K & W, Inc.	Same	150
(NAME:)	(NAME:)	8
2517 Green Mountain Rd., SE		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	136
Huntsville, Alabama		66
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

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

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Otis W. Charlton and wife, Louise R. Charlton, / *have bargained and sold, and by these presents do transfer and convey unto the said* K. & W., Inc., its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Tract 1: Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Thomas S. Williams dated November 23, 1968, as follows:

Beginning at a point in the easterly line of the M. P. Payne property of record in Book 2138, page 597, Register's Office for said County; thence with Payne's easterly line south 2° 27' west 267 feet to a point; thence north 85° 6' west 142.1 feet to a point on the easterly margin of Butler Road; thence with same south 1° 30' west 309 feet to a point; thence south 82° 15' east 132 feet to a point; thence south 5° 24' west 45.5 feet to a point; thence south 78° 33' east 151 feet to a point; thence south 36° 20' west 232 feet to a point on the northeasterly margin of Butler Road; thence with same 58° 18' east 68 feet to a point and south 71° 03' east 61 feet to a point; thence south 88° 15' east 850 feet to a point; thence north 3° 00' east 878 feet to a point; thence north 87° 16' west 993 feet to the point of beginning, containing 20.64 acres, more or less.

Being the same property conveyed to Otis W. Charlton and wife, Louise R. Charlton, by deed from Thelma Mae Butler, a widow, of record in Book 4556, page 602, Register's Office for Davidson County, Tennessee.

Tract 2: A tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a copy of a survey made by John D. Kerr, County Surveyor, Rutherford County, Tennessee, dated January 4, 1955, as follows:

(Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,544.00

Subscribed and sworn to before me, this the 22 nd day of August 19 72

Affiant

My commission expires: Oct. 30, 1973
(Affix Seal)

Notary Public

Beginning at the northeast corner of the premises conveyed to Forrest M. May, et al, by deed of record in Book 2304, page 1, Register's Office for said County, at a 12-inch hickory tree; thence north 88° west 740 feet to a stake and pile stones; thence north 83¾° west 144 feet to the center of a road; thence south 63¾° east 182 feet to a point; thence south 26° 15' west 207 feet to a point; thence south 4° 45' west 333 feet to a point; thence in a southerly direction 590 feet to a point in a fence line; thence south 86° east 794.5 feet to an 8-inch hickory tree; thence north 4½° east 1215 feet to the point of beginning, containing 21.5 acres, more or less.

Included, but specifically excluded in the above described property, is a tract conveyed to James H. Haralson and wife, Catherine Haralson, by deed of record in Book 2812, page 399, Register's Office for Davidson County, Tennessee, as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Stephen A. Draper, Surveyor, dated October 21, 1958, as follows:

Beginning at a point in a fence line, the southwest corner of this tract and the southwest corner of the tract of land conveyed to Walter B. Williams, by deed from Ernest Kennedy and wife of record in Book 2796, page 167, Register's Office for said County; thence north 4° 45' east 923 feet to a point; thence north 26° 15' east 131 feet to a point; thence south 53° east 100 feet to a point; thence south 26° 15' west 108 feet to a point; thence south 4° 45' west 85.4 feet to a point; thence south 86° east 232 feet to a point; thence south 4° 45' west 811 feet to a point in a fence line; thence with said fence line north 86° west 332 feet to the point of beginning, containing 6.8 acres, more or less.

Being the same property conveyed to Otis W. Charlton and wife, Louise R. Charlton, by deed from W. O. McClendon and wife, Margaret K. McClendon, of record in Book 4618, page 882, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) 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 K. & W., Inc., its successors ..... ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* K. & W., Inc. ..... *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, Otis W. Charlton and wife, Louise R. Charlton, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* K. & W., Inc., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 22 *day of* August, *19*72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Otis W. Charlton

Louise R. Charlton

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Harold L Shelton, a Notary Public in and for said County and State, the within named Otis W. Charlton and wife, Louise R. Charlton,

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, Tennessee, this 22 day of August, 19 72.

Harold L Shelton, Notary Public.

Commission Expires 8-20-1973.

NOTARY PUBLIC AT LARGE SOUTH EASTERN STATES

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 .....

Return to:
THIRD NATIONAL BANK

WARRANTY DEED

FROM
OTIS W. CHARLTON, ET UX

TO
[illegible] & W., INC.

B 7 3 9 3 4

↑
IDENTIF. REFERENCE

AUG 31 9 47 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 31 72	CONV	56,544.00			
AUG 31 72	S'TAX		A*	146.90	
AUG 31 72	PR'FEE		A*	.50	
AUG 31 72	W'DEED		A*	8.00	* 155.40

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PEDIGO & SA)N