BOOK 1677 PAGE 131

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William F. Dillingham,	Same	Tract 1-Map 95-3, Par. 24
Trustee (NAME)		Tract 2-Map 95-7, (3D-06915)
2711 Nodyne Drive (STREET ADDRESS OR ROUTE NUMBER)	By	Tract 3-Map 95-7, Par. 24
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	(3D-06790)

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, J. F. Litsey and wife, Peggy Y. Litsey have bargained and sold, and by these presents to transfer and convey unto the said William F. Dillingham, Trustee,* his heirs/and assigns, three tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

successors

* with full power to sell, convey, encumber, transfer, or mortgage without the joinder of any beneficiary.

Three tracts of land in the 3rd Civil District of Davidson County, Tennessee, described according to surveys made on June 29, 1965 by George W. Watkins, Surveyor, and according to a survey made September 9, 1967 by Hickerson & Hickerson, Engineers, as follows:

TRACT NO. 1 is described as follows: Beginning on the southerly margin of Fairway Drive, at the northwest corner of Lot No. 92 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, page 67, Register's Office for said County; thence with the westerly boundary line of said subdivision, southerly 574 feet to the center of a T. V. A. easement, of record in Book 1181, page 550; thence with the center of the same, easterly 347.1 feet to the westerly line of said Subdivision; thence with the same, southerly 785 feet; thence westerly 1050 feet to the easterly right-of-way of the Briley Parkway; thence with the said easterly right-of-way of said Briley Parkway in a northeasterly direction, 1544.3 feet to the southerly margin of Fairway Drive; thence with the same, easterly 172 feet to the beginning, containing 20 acres, more or less, EXCEPT that the following described portion of said 20 acre tract is specifically excluded from this conveyance and the same shall remain titled to and owned by J. F. Litsey and wife, Peggy Y. Litsey in fee simple absolute:

Beginning on the southerly margin of Fairway Drive, at the northwest corner of Lot No. 92 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, page 67, R.O.D.C.; thence with the westerly boundary line of said subdivision, south 1° 09' west 366 feet more or less to an iron pin; thence north 88° 51' west 382.6 feet to an iron pin; thence north 30° 20' east 82.6 feet to a concrete monument and along the easterly right-of-way of the Briley Parkway to a concrete monument; thence north 59° 35' east 58.3 feet along said right-of-way to a concrete monument; thence north 29° 05' east 225.15 feet along said right-of-way 225.1 feet to a concrete monument; thence north 8° 20' east 69.6 feet to an iron pin situated at the southerly margin of Fairway Drive; thence south 86° 52' east 179.6 feet to the point of orgin along said Fairway Drive.

Being part of the real property conveyed to R. F. Litsey and wife, Anna Louise Litsey, by deed from Flournoy Allen Harwell and wife, of record in Book 1782, page 291, said Register's Office.

mail to:
W. C.
25.

Anna Louise S. Litsey and Anna Louise Litsey is one and the same person.

And being a part of the same tract of land conveyed by R. F. Litsey and wife, Anna Louise Litsey, by deed of record to J. F. Litsey and wife, Peggy Y. Litsey of record in Book 3926, at page 967, Register's Office for Davidson County, Tennessee.

TRACT NO. 2 is described as follows: Beginning at a concrete monument at the southwest terminus of Whipple Place, being the northwest corner of Lot No. 84 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County; thence North 87° 48' west 241 feet, more or less, to a point; thence North 1° 09' east 25 feet to a point being the southwest corner of property conveyed to Henry Clifford Hill, Sr., and wife, by deed from Guy Ragan and wife in Deed Book 2706, page 447, said Register's Office; thence in an eastwardly direction, south 87° 48' east 241.0 feet, more or less, to the western terminus of said Whipple Place; thence south 2° 24' west 25 feet to the beginning.

Being the same property conveyed by Henry Clifford Hill, Jr., and wife, Betty W. Hill, by deed to J. F. Litsey and wife, Peggy Y. Litsey of record in Book 4198, page 614, R.O.D.C.
As corrected in Book , page , R. O. D. C.

TRACT NO. 3 is described as follows: Beginning at a concrete monument at the northwest terminus of Whipple Place, being the southwest corner of Lot No. 85 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County; thence North 87° 48' west 241.0 feet to a point; thence South 1° 09' west 25 feet, more or less, to a point, said point being the northwest corner of the property conveyed to Henry C. Hill, Jr., and wife, by deed from Guy R. Ragan and wife, of record in Book 2706, page 445, said Register's Office; thence South 87° 48' east 241 feet, more or less, to the western terminus of said Whipple Place; thence north 2° 24' east 25 feet to the beginning.

Being the same property conveyed from Henry Clifford Hill, Sr. and wife, Johnnie R. Hill, by deed to J. F. Litsey and wife, Peggy Y. Litsey, of record in Book 4198, page 615, R.O.D.C.
As corrected in Book , page , R. O. D. C.

This property is unimproved and is known as Litsey Lebanon Acreage, Nashville, Tennessee, 37214.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to successors the said William F. Dillingham, Trustee, his heirs/and assigns forever.

And we do covenant with the said William F. Dillingham, Trustee, that we are lawfully seized and possessed of said land in fee simple and have the good right to convey it, and the same is unencumbered, except as indicated by instruments of record.

And we, J. F. Litsey and wife, Peggy Y. Litsey do further covenant and bind ourselves, our heirs and representatives, to

warrant and forever defend the title to said land to the said successors William F. Dillingham, Trustee, his heirs/and assigns against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $90,000.00

Subscribed and sworn to before me, this the 26th day of January 1973

My commission expires: 11-20-76 (Affix Seal) Notary Public

WITNESS our hands this 26th day of January, 1973.

J. F. Litsey

PEGGY Y. LITSEY

B93070

IDENTIF. REFERENCE

JAN 31 9 25 AM '73

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Personally appeared before me, WILLIAM G. TRABER, a Notary Public in and for said County and State, J. F. Litsey and wife, Peggy Y. Litsey 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, Tennessee this 26 day of January, 1973.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-20-76

JAN31R	CONV	90,000.00			
JAN31RS'TAX			A* 234.00		
JAN31RPR'FEE			A* .50		
JAN31R	W'DEED		A* 6.00	*	240.50