ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
C. E. Francis, et ux	SAME	
(NAME)	(NAME)	129-12
6407 Charlotte Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	96.1 pt
Nashville, TN 37209		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 4684 PAGE 963

WARRANTY DEED

For and in consideration of the sum of Thirty-Nine Thousand, Five Hundred ($39,500)------
----------DOLLARS

cash in hand paid by C. E. Francis and wife, Fannie J. Francis, the receipt and sufficiency of which is hereby acknowledged.

MAR-12	CONV	39,500.00			
MAR-12	S'TAX		A*	102.70	
MAR-12	PR'FEE		A*	.50	
MAR-12	W'DEED		A*	6.00	* 109.20

Marie Ward Chaffin has es
~~have~~ bargained and sold, and by these presents do/transfer and convey unto the said C. E. Francis and wife, Fannie J. Francis

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described partly according to a survey made by Ralph W. C. Lambert, Surveyor, June 6, 1953, as follows:

Beginning on the westerly margin of State Highway No. 100 at a point south 35° west 189 feet from the southeast corner of the property conveyed to Joe Bendal Lawrence and wife, by deed from P. M. Chaffin and wife, of record in book 2145, page 295, Register's office for said County; thence with said Highway south 35° west 50 feet to an iron pin; thence south 55° west 89 feet to an iron pin on the easterly margin of the right-of-way of the N. C. & St. L. Railroad; thence with same, north 28° 48' east 50.3 feet; thence southeastwardly 95 feet, more or less, to the beginning.

Being the same property devised to Marie Ward Chaffin by Last Will and Testament of J. Herby Chaffin of Record in Will Book 105, page 391, Probate Clerk's Office, Davidson County, Tennessee.

Property herein conveyed is subject to 1973 taxes not yet due, to be prorated between the parties, and assumed by Buyers.

Property herein conveyed is subject to easements listed on the attached page and are incorporated as a part hereof.

unimproved ( )
This is improved (X) property, known as 6596 Highway 100 (House Number) (Street)
Nashville, Tennessee 37205
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of March, 19 73.

Marie Ward Chaffin
Marie Ward Chaffin

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lois Helms, a Notary Public in and for said County and State, the within named Marie Ward Chaffin

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 19 73.

My commission expires 2-16-77 Notary Public Lois Helms

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $39,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Roland M Lowell

Sworn to and subscribed before me this 1st day of March, 19 73.

My commission expires 2-16-77 Notary Public Lois Helms

This instrument was prepared by:

Roland M. Lowell, 500 Court Square Building, Nashville, Tennessee 37201

Name Address

WARRANTY DEED

FROM Marie Ward Chaffin

TO C. E. Francis, et ux

B 96635

IDENTIF. REFERENCE

MAR 1 2 28 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

ATTACHMENT TO WARRANTY DEED FROM

MARIE WARD CHAFFIN TO C. E. FRANCIS, ET UX

E A S E M E N T S

1. An easement for a joint driveway of record in Book 3645, page 203, Register's Office, Davidson County, by and between Joe Bendal Lawrence and wife, Eloise Holloway Lawrence and J. H. Chaffin, that the most easterly 7 feet of the above described property and the most westerly 7 feet of the adjacent property on the east is to be used as a joint driveway for the benefit of Joe Bendal Lawrence and wife, Eloise Holloway Lawrence, their heirs and assigns and J. H. Chaffin, his heirs and assigns.

2. An easement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns, for sanitary sewers and/or storm drainage. Said easement having a total width of 15 feet, measured equidistant on either side of a line described in and of record in Book 3762, page 282, Register's Office, Davidson County.

3. An easement granted the Nashville Gas Company, its successors and assigns, for the purpose of constructing, maintaining, operating, repairing, removing and replacing a pipeline for passage of natural gas. Said easement is of record in Book 3969, page 813, Register's Office, Davidson County and is to be within the 15-foot sewage easement granted the Metropolitan Government of Nashville and Davidson County of record in Book 3762, page 282, Register's Office, Davidson County.