This instrument prepared by: Thomas E. Stewart, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

mail

# WARRANTY DEED

BOOK 4769 PAGE 50

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DR. LEE F. KRAMER, ET UX (NAME) | SAME (NAME) | Map 7 |
| 420 North Main Street (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Pt. of 3 |
| Goodlettsville, Tenn. (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

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

cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

We, BEN Q. CALDWELL AND WIFE, SANDRA W. CALDWELL, *have bargained and sold, and by these presents do transfer and convey unto the said* DR. LEE F. KRAMER AND WIFE, HAZEL KRAMER, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 10th Civil District of Davidson County, Tennessee, beginning at a stake in the north easterly right-of-way margin of U. S. Highway 41 East, a corner to Roy Mason and the south westerly corner of this land, thence with said right-of-way margin as follows: North 44° 45' west 450 feet; north 39° 30' west 450 feet and north 23° 15' west 210 feet to a stake, a corner to D. L. Hale; thence with the line of said Hale north 19° 30' east 742 feet to a stake, a corner to said Hale in the line of Baker; thence with the lines of said Baker and other property owners south 82° east 855 feet to a white oak tree, a corner to Julian Adams in the line of Al Joiner; thence with the line of said Julian Adams south 12° west 290 feet to a point in a branch; thence with said branch and the line of said Adams south 12° east 125 feet to a point in said branch, a corner to said Julian Adams and Vernon Adams; thence with the center of said branch and the line of said Vernon Adams as follows: south 34° 30' west 50 feet; south 9° west 85 feet; south 36° west 70 feet and south 8° 30' west 40 feet to a point in the center of said branch, a corner to said Vernon Adams in the line of H. L. Adams; thence with the line of said H. L. Adams south 81° 15' west 205 feet to a stake and south 25° west 318 feet to a stake, a corner in the line of said Adams; thence with the lines of said Adams and Ed Binkley south 72° 45' east 1.256 feet to a stake, a corner to L. M. Jones in the line of said Binkley; thence with the line of said Jones, south 22° 15' west 50 feet to a stake, a corner to aforesaid Mason in the line of said Jones; thence with the line of said Mason as follows: north 72° 45' west 792 feet to a stake; south 4° 15' west 350 feet to a stake, and north 85° west 350 feet to the beginning, containing 26.7 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,500.00

Subscribed and sworn to before me, this the 21 day of December 19 73

Affiant

My commission expires: 2/3/74 (Affix Seal)

Notary Public

Being the same property conveyed to Ben O. Caldwell and wife, Sandra W. Caldwell, by deed from Robert Russell Birdwell and Lonnie Elizabeth Birdwell, of record in Book 4653, page 700, Register's Office for Davidson County, Tennessee.

Subject to the easements as described in Book 325, page 362; Book 2480, page 611 and Book 649, page 114, all R. O. D. C. T..

unimproved (X)
This is improved ( ) property, known as 26.7 acres, Hwy. 41E, Goodlettsville, 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* 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,* except as appears of record.

*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.*

*Witness* our *hand* s *this* 29th *day of* November, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Ben O. Caldwell

X Sandra W. Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BEN O. CALDWELL AND WIFE, SANDRA W. CALDWELL,

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 Madison, Tennessee, this 28th day of December, 19 73

Notary Public.

Commission Expires 2/3/77

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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

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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.

# WARRANTY DEED

FROM

BEN O. CALDWELL, ET UX

TO

DR. LEE F. KRAMER, ET UX

Compliments of
**Commonwealth Title Agency**
**of Nashville, Inc.**
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

DEC-3?? CONV 15,500.00
DEC-3??STAX A* 40.30
DEC-3??FEE A* .50
DEC-?? M'DEED A* 8.00 * 48.80

?33776

IDENTIF. REFERENCE

Dec 3 12 25 PM '73

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

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