This Form furnished by Attorneys Title Company, Inc.

BOOK 4770 PAGE 21

Form No. WD-3

FROM

Maxine Clouse, et al

TO

James R. McKinney, Trustee

For draftsman's use

This instrument was prepared by
J. B. Watson, Jr., Attorney
1119 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. McKinney, Tr. (NAME)	James R. McKinney, Tr. (NAME)	Map 34-6
1303 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	1303 Gallatin Road (STREET ADDRESS)	Par. 5,4 & 6 Map 34-2
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Madison, Tenn. 37115 (CITY) (STATE) (ZIP)	Par. 26

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

DEC 6 10 28 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 150,000.00 Edna Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 1973

Notary Public

MY COMMISSION EXPIRES: 3/4/74

(AFFIX SEAL)

For and in Consideration of the sum of One Hundred Fifty Thousand---------
--------($150,000.00)------ DOLLARS

paid in cash, the receipt of which is hereby acknowledged, we, Maxine Clouse, Willa Dean Smith, David H. att, Edna Woods, Arthur Stewart, Garlin Stewart, Wendell Woods and Edna Woods, Trustee

DEC-6??	CONV	90,000.00			
DEC-6??	CONV	60,000.00			
DEC-6??	S'TAX		A*	390.00	
DEC-6??	PR'FEE		A*	.50	
DEC-6??	W'DEED		A*	6.00	* 396.50

have bargained and sold, and by these presents do transfer and convey unto the said James R. McKinney, Trustee, his successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southerly part of Lot No. 4 and the northerly part of an unnumbered lot on the Plan of W. J. Cude's Subdivision, Edgefield Junction, as of record in Book 421, page 105, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert, November 24, 1973, as follows

Beginning at an iron pin in the easterly margin of Myatt Drive, formerly Edgefield Junction Road as now located being the southwest corner of the

property conveyed to James R. McKinney by deed from W. H. Cox, et al, of record in Book 4586, page 924, said Register's Office; thence North 48° East 409.7 feet to an iron pin; thence South 46° 30' East 206 feet to an iron pin; thence North 56° 41' East 310.1 feet to an iron pin; thence South 5° 35' West 171 feet to an iron pin at the northeast corner of the property conveyed to James H. Craft and wife, by deed from Eleanor P. Swatts of record in Book 4591, page 52, said Register's Office; thence with Crafts' northwesterly line South 54° 15' West 646.8 feet to an iron pin in the easterly margin of Hyatt Drive; thence with the easterly margin of said Drive North 34° 51' West 299.3 feet to the beginning, containing 4.03 acres, more or less.

Said property was devised to Edna Woods by will of Nannie Mae Stewart, deceased, of record in Will Book 70, page 324, Probate Court for said County and conveyed to said devisee by deeds from Arthur Stewart, et al, of record in Book 2745, page 349, from J. G. Stewart, of record in Book 2752, page 289 and from Bethel L. Brown and wife, of record in Book 3027, page 5, said Register's Office.
And said property was devised to Arthur Stewart, Carlin Stewart, and Wendell Woods under the will of Nannie Mae Stewart under the above mentioned will and was inherited by Maxine Clouse, Willa Dean Smith and David Hyatt from Alma Hyatt, deceased.

unimproved ( )
This is improved ( ) property, known as Hyatt Drive, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. McKinney, Trustee his successors ~~heirs~~ and assigns, forever.

And we do covenant with the said James R. McKinney, Trustee 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 1973 taxes which have been prorated and are assumed by purchaser.

And we, Maxine Clouise, Willa Dean Smith, David Hyatt, Edna Woods, Arthur Stewart, Carlin Stewart, Wendell Woods, and Edna Woods, Trustee do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James R. McKinney, Trustee his successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 6th day of December, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RECORDER'S MEMO: Legibility of writing, typing or printing in this Document unsatisfactory when received.

Maxine Clouse
Willa Dean Smith
David Hyatt
Edna Woods
Arthur C Stewart
Carlin Stewart
Wendell Woods
Edna Woods, Trustee

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Charles F. Brown, a Notary Public in and for said County and State, the within named Maxine Clouse, Willa Dean Smith, David Hyatt, Edna Woods, Arthur Stewart, Garlin Stewart, Wendell Woods and Edna Woods, Trustee

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 6th day of December, 1973

Charles F. Brown, Notary Public

Commission Expires 3/4/74

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 _____.