BOOK 4770 PAGE 307

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,000.00

William A. Webster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF December, 1968.

James H. Hill
Notary Public

MY COMMISSION EXPIRES Apr 15, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

James H. Hill, attorney, 626 Gallatin Rd., Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Webster, et ux (NAME)	John F. Webster (NAME)	
505 Keeton Ave (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	43-4
Old Hickory, Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	126

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, William A. Webster, reserving a life estate to myself,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John F. Webster, et ux, Sarah Webster,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Tract 1 as shown on an unrecorded property line survey describing tracts 1 through 4 of the W. A. Webster property described in Deed Book 1606, page 519, Register's Office for Davidson County, Tennessee, said survey prepared by Cummings Surveying Company, September 29th, 1968. Said Tract 1 is described as commencing at a point situated in the north boundary of Keeton Avenue, said point being 340.63 feet from a concrete monument in the curve of Keeton Avenue and Hiller Drive; thence north 44° 0.5 min. east 439.0 feet to a point; thence north 47° 47 min. west 221.0 feet to a point; thence south 44° 13 min. west 239.7 feet to a point; thence south 47° .00 min. east 164.0 feet to a point; thence south 43° 41 min. east 201.8 feet to a point in the northerly margin of Keeton Avenue; thence south 47° .00 min. east 58.0 feet to the point of beginning containing 1.47 acres, more or less.

Being a part of the same property as conveyed from Leonard L. Clark, et ux, Jessie P. Clark, by deed, to William A. Webster, et ux, Rosa E. Webster, as of record in Book 1641, page 519, Register's Office for Davidson County, Tennessee, the said Rosa E. Webster having since died.

unimproved (X)
This is improved ( ) property, known as Keaton Avenue, Old Hickory, Tenn. 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand ~ this 25th day of November, 19 68

William A Webster

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, a James T. Hill, a Notary Public in and for said County and State, the within named William A. Webster

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 25th day of December 1968

Commission expires Apr 15, 1970

James T. Hill
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
William A. Webster

TO
John F. Webster, et ux,
Sarah Webster

C 34335

IDENTIF. REFERENCE

DEC 7 8 17 AM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-73	CONV	*4,000.00			
DEC-73	S TAX		A*	10.40	
DEC-73	PR FEE		A*	.50	
DEC-73	W DEED		A*	4.00	* 14.90