Berger Marshall H. Pentecost et ux 127
Charlotte Rd. Rt#2 - Franklin Tenn 16 pd
Jef Bills - Same

WARRANTY DEED

BOOK 4774 PAGE 444

For and in consideration of the sum of ONE THOUSAND SIX HUNDRED FIFTY AND NO/100 - - - *DOLLARS*

to us this day paid, cash in hand, by Marshall H. Pentecost and Broxie Nell Pentecost, husband and wife, the receipt of which is hereby acknowledged, We, George H. Comfort and Ruth A. Comfort, husband and wife,

have bargained and sold, and by these presents do transfer and convey unto the said MARSHALL H. PENTECOST AND BROXIE NELL PENTECOST, his wife, *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

A certain tract or parcel of land in the 9th Civil District of Davidson County, Tennessee, onthe north side of U. S. Highway 70 North, about eight miles westward of Nashville, Tennessee, and being a portion of a 136.5-acre tract conveyed to F. Boone and wife, Mary Boone by deed from Anna E. Hooper and husband, H. H. Hooper, Sr., dated August 12, 1942, filed August 14, 1942, and of record in Book 1235, Page 293, R. O. D. C., Tennessee, described as follows:

Beginning at an iron stake, same beingthe northeast corner of J. W. Ezell's 2-1/16-acre lot; thence north 55 degrees east 10 poles, more or less, to a point in Pentecost's southwesterly line; thence with Pentecost's said southwesterly line 27 degrees 30 minutes East 18 poles, more or less, to the center line of U. S. Highway 70 North; thence with the center line of said highway South 55 degrees west 9.25 pole more or less,to the southeast corner of J.W.Ezell's 2-1/16-acre lot as extended to the center line of said highway; thence with the said Ezell's easterly line north 30 deg. west 18 poles, more or less, to beginning, containing 1-1/10 acres,more or less, which includes one-half of 80-foot highway.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marshall H Pentecost and Broxie Nell Pentecost, his wife, *their heirs and assigns, forever.*

And we *do covenant with the said* Marshall H. Pentecost and Broxie Nell Pentecost, his wife, *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.*

This is the same property conveyed to George H Comfort and wife by Mary Boone by deed January 6, 1959, and recorded in Book 2875, Page 563.

And George H. Comfort and wife, Ruth A. Comfort, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Marshall H. Pentecost and Broxie Nell Pentecost, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand*s *this* 21st *day of* March, *19* 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George H. Comfort

Ruth A. Comfort

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF ~~DAVIDSON~~ WARREN

Personally appeared before me, Claudia Compton, *a Notary Public in and for said County and State,* George H. Comfort and Ruth A. Comfort, his wife,

*the within named bargainor*S, *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 Bowling Green, Warren County, Kentucky *this the* 21st *day of* March, *19* 59.

NOTARY PUBLIC STATE AT LARGE KENTUCKY CLAUDIA COMPTON

Claudia Compton *Notary Public*
State of Kentucky at large

Dec. 8, 1959.

BOOK 4774 PAGE 445

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

the within named 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.....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $1650.00 Affiant

Subscribed and sworn to before me this 20th day of Dec. 1973

Deputy Register Leo Williams

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.....

DEC20 CONV *1,650.00
DEC20 STAX A* 4.16
DEC20 PBFEE A* .50
DEC20 WDEED A* 4.00 * 8.66

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

C 3593 4

IDENTIF. REFERENCE

DEC 20 10 36 AM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

RECEIVED

WARRANTY DEED

FROM

TO

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE