BOOK 4780 PAGE 446

This instrument prepared by
J. K. WOODARD, Attorney at law
330 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James K. Sharp, Sr. et ux	Same	
(NAME)	(NAME)	43
510 Keaton Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10.1
Old Hickory, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, E. D. Williams and wife, Mary R. Williams,

have this day bargained and sold, and do hereby transfer and convey unto the said

James K. Sharp, Sr. and wife, Lois Sharp,

their (successors), heirs and assigns, a certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by John R. Alley, November 6, 1964, as follows:
Beginning at a point on the southerly margin of Keaton Avenue, said point being south 47° 47' east 286.3 feet from the intersection of said Keaton Avenue and a point in the eastern boundary line of the property conveyed to Walter W. Gardner and wife, by deed from Tom Williams and wife, of record in Book 1714, page 174, Register's Office for said County; thence south 49° 03' west 198.5 feet; thence south 47° 47' east 70 feet to the corner of E. Brown and Leck Kyle property; thence with the western boundary line of the said Kyle Tract, north 51° 51' east 200 feet to the southerly margin of Keaton Avenue; thence with the same, north 47° 47' west 80 feet to the beginning.
Being the same property conveyed to E. D. Williams and wife, Ruth Williams, by deed from Forrest E. Reeves and wife, Annette N. Reeves, of record in Book 4210, page 706, Register's Office for Davidson County, Tennessee. The said Ruth Williams having since died and E. D. Williams being presently married to Mary R. Williams.
The said Mary R. Williams joins in this conveyance for the express purpose of conveying any dower and homestead interest she may have in said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25000.00

Subscribed and sworn to before me, this the 14th day of January 19 74

Affiant E. D. Williams

My Commission Expires: (Affix Seal)

Notary Public J. Head Dep Register

This is { unimproved / improved } property, known as 510 Keaton Ave., Old Hickory, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 14th day of January, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

E. D. Williams
Mary R. Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* E. D. Williams and wife, Mary R. Williams,

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 Nashville, *this* 14th *day of* January, 19 74

Thomas L. Lyle
Notary Public

Commission expires April 22, 1975

THOMAS L. LYLE NOTARY PUBLIC STATE OF TENN. AT LARGE

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 .....

JAN 14 74 CONV *2,500.00
JAN 14 74 S TAX A* 6.50
JAN 14 74 PRFEE A* .50
JAN 14 74 RDEED A* 4.00 * 11.00

WARRANTY DEED

FROM
E. D. Williams et ux

TO
James K. Sharp, Sr. et ux

C 38370

IDENTIF. REFERENCE

JAN 14 12 54 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

mail to:
James K. Sharp
114 N. Jackson
Old Hickory