Deed prepared: James H. Hill, Atty., 320 So. Gallatin Rd., Madison, Tenn.

WARRANTY DEED

BOOK 4785 PAGE 350

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Frank Webster (NAME)	~~unmarried~~ Same (NAME)	
505 Keaton Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	43-4
Old Hickory Tenn. 37138 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	26

Mail to-

FOR AND IN CONSIDERATION of the sum of Three thousand and no/100 ----------
----------($3,000.00)---------- *Dollars,*
Cash in hand paid and for other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Charles Edward Webster and wife, Dorothy L. Webster, and Edith Pauline Webster Ellis, unmarried, the grantors, (Charles Edward Webster and Edith Pauline Webster Ellis being two of the sole surviving heirs of William A. Webster, deceased.)
have this day bargained and sold, and do hereby transfer and convey unto the said John Frank Webster, the grantee, the third and last sole surviving heir of William A. Webster, deceased, and his *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:
Land in Davidson County, Tennessee, being shown as Tract or Parcel No. 2 on a survey dated Sept. 29, 1968, made by Gary R. Cummings, Surveyor, and according to said survey is described as follows:
BEGINNING at an iron pin in the northeasterly margin of Keaton Avenue, said iron pin being located South 47 deg.00'East 240.63 feet from a monument at the beginning of a curve where said margin intersects with the southeasterly margin of Hiller Drive; thence with said margin of Keaton Avenue, South 47 deg.00' East 100.0 feet to an iron pin; thence leaving said margin, North 44 deg.05' East 439.0 feet to an iron pin; thence north 47 deg. 47' West 100.0 feet to an iron pin; thence South 44 deg.05' West 437.5 feet to the beginning, containing 1.0 acre, more or less.
BEING a part of the same property as conveyed by deed from Leonard L.Clark and wife, Jessie P. Clark, to William A. Webster and wife, Rosa E.Webster, as of record in Book 1641, page 519, R.O.D.C., Tennessee. (The said Rosa E. Webster, having since died, predeceasing William A. Webster, also having since died.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $3,000.00

Subscribed and sworn to before me, this the 2nd day of February 1974

Charles Edward Webster
Affiant

My commission expires: 5-7-74 (Affix Seal)

Samuel H. Hill
Notary Public

DAVIDSON COUNTY TENN.

This is improved ( ) unimproved ( ) property, known as ..... (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 grantee and his *(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* grantee and his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 2nd day of February, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

†Edith Pauline Webster Ellis

Charles Edward Webster

Dorothy L. Webster

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,* Charles Edward Webster and wife, Dorothy L. Webster, and Edith Pauline Webster Ellis, unmarried

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 Madison *Tennessee, this* 2nd *day of* February *19*74

Commission expires 5-7-74 *Notary Public*

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 .....

FEB-4-74 CONV *3,000.00
FEB-4-74 $TAX A* 7.80
FEB-4-74 PR'FEE A* .50
FEB-4-74 W'DEED A* 4.00 * 12.30

WARRANTY DEED

FROM
Charles Edward Webster and wife, Dorothy L. Webster and Edith Pauline Webster Ellis,

TO:

John Frank Webster, unmarried

C 4 0 6 7 1

IDENTIF. REFERENCE

FEB 4 11 28 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Document Unsatisfactory When Received.

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