BOOK 4797 PAGE 49

WARRANTY DEED

This Instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel F. Throneberry, et ux	SAME AS OWNERS	53-2-89
(NAME:) Rt. 1, Harbor Island	(NAME:)	&90 & 92
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tenn. 37138	(STREET ADDRESS)	& 93
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS*

and other good and valuable considerations the receipt of all of which is hereby acknowledged

C45996

IDENTIF. REFERENCE

MAR 18 3 14 PM '74

FELIX Z. WILSON CLERK & REGISTER DAVIDSON COUNTY, TENN.

I, C. A. Wilson, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said Joel F. Throneberry and wife, Betty L. Throneberry, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 4, 5, 7, and 8 on the Plan of Fairway View, Section One, Part Two, as of record in Book 4675, page 55, Register's Office for said County, described as follows:

Said Lot No. 4 fronts 90 feet on the southeasterly side of Merrit Street and extends back 132.2 feet on the northeasterly line and 123.9 feet on the southwesterly line to a dead line measuring 90.38 feet thereon.

Lot No. 5: Beginning at a point in the northeasterly margin of Ryburn Drive at the common corner of Lots 5 and 6; thence with the line between said two lots northeasterly 130.8 feet to a point; thence westerly 123.9 feet to a point in the southeasterly margin of Merrit Street; thence with the southeasterly margin of said street southwesterly 105.0 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet southeasterly 39.27 feet to the northeasterly margin of Ryburn Drive; thence with the northeasterly margin of said drive southeasterly 93.33 feet to the point of beginning.

Said Lot No. 7 fronts 80 feet on the northwesterly side of Ryburn Court and extends back 136.4 feet on the northeasterly line and 131.7 feet on the southwesterly line to a dead line measuring 80.14 feet thereon.

Said Lot No. 8 fronts 80 feet on the northwesterly side of Ryburn Court and extends back 141.2 feet on the northeasterly line and 136.4 feet on the southwesterly line to a dead line measuring 80.14 feet thereon.

Being part of the property conveyed to C. A. Wilson, Trustee, by deed from Harold W. Hitch, Trustee, of record in Book 4701, page 911

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,000.00

C. A. Wilson, Grantee
Affiant

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

Mary R. Wilson
Notary Public

My commission expires: August 1, 1977

NOTARY PUBLIC DAVIDSON COUNTY, TN

Register's Office for Davidson County, Tennessee.

This property is conveyed subject to an easement for public utilities, anchor easements, and building set back lines and conditions of owner's certificate as shown on plan of record in Book 4675, page 55, Register's Office for Davidson County, Tennessee.

This property is further conveyed subject to an easement for 10 foot sewer running across the westerly part of Lot No. 5 and restrictive covenants contained in an instrument of record in Book 4765, page 877, Register's Office for Davidson County, Tennessee.

MAR 18	CONV	22,000.00				
MAR 18	ST TAX		A*	57.20		
MAR 18	PR FEE		A*	.50		
MAR 18	WDEED		A*	6.00	*	63.70

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joel F. Throneberry and wife, Betty L. Throneberry their *heirs and assigns, forever.*

And I *do covenant with the said* Joel F. Throneberry and wife, Betty L. Throneberry *that* I am, *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, C. A. Wilson, Trustee

do further covenant and bind myself, my successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Joel F. Throneberry and wife, Betty L. Throneberry, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 25th *day of* February, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. A. Wilson Trustee

C. A. WILSON, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary R. Wilson, a Notary Public in and for said County and State, the within named C. A. Wilson, Trustee

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 Old Hickory, Tennessee, this 25th day of February, 19 74

Mary R. Wilson, Notary Public.

Commission Expires August 30, 1977

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 .