This Instrument Prepared by: Homer R. Ayers, Attorney at Law,
223 Madison Street
Madison, Tennessee 37115

WARRANTY DEED

BOOK 4817 PAGE 950

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. RANDALL SEXTON, ET UX (NAME)	Same (NAME)	
506 A-Foundation Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7
Mail Hend. Tenn 37209 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	111 Pt

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

WILLOUGHBY L. SEXTON AND WIFE, T. MARIE SEXTON

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

W. RANDALL SEXTON AND WIFE, BARBARA S. SEXTON

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

Land in the 10th, formerly 20th Civil District of Davidson County, Tennessee described according to a survey made by Wayne S. Cooper, Sr., Surveyor, Certificate No. 17, July 23, 1970, as follows:

BEGINNING at an iron pin in the fence line a corner to the Hudgens' property and a corner to the Honeycutt property; thence N. 85° 30' E. 430.8 feet to an iron pin in a fence line; thence S. 9° E 334.5 feet to an iron pin by a 6-inch hickory; thence S 19° 30' W 298.5 feet to an iron pin in the center line of a road continuing on with the center line of said road S 43° W 204.2 feet to an iron pin in the center line of a road; thence N 84° W 84.2 feet to an iron pin in the center line of said road; thence N 49° 30' W 124.6 feet to an iron pin in the center line of said road; thence leaving said road with the line between this property and the Honeycutt property as follows: N 35° 30' E 150 feet to a point, N 14° 30' W 542 feet to an iron pin and point of beginning, containing 5.56 acres, more or less.
Being the same property conveyed to Willoughby L. Sexton by deed from Virgil E. Bradford and wife, Elizabeth C. Bradford of record in Book 4717, page 722, Register's Office for Davidson County, Tennessee.
T. Marie Sexton joins in this conveyance to convey marital rights and any other rights she may have in and to the said property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $

Subscribed and sworn to before me, this the 20 day of
May 1974

My commission expires: 1-26-76 (Affix Seal)

Affiant

Notary Public

This is { unimproved / improved } 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
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, except as shown of record.

We further covenant and bind ourselves, 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 hands this 20th day of May, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Willoughby L. Sexton
T. Marie Sexton

W. Randall Sexton
Barbara S. Sexton

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,* WILLOUGHBY L. SEXTON and wife, T. MARIE SEXTON

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 *Tennessee, this* 20 *day of* May *, 19* 74.

Commission expires 1-26-76 Mary Sue Seaman *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*.....

Commission expires.....

.....*Notary Public*

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $5,600.00. Affiant W. Randall Sexton
Subscribed and sworn to before me this 23rd day of May 19 74
Deputy Register Lou Williams

MAY 23 74	CONV	*5,600.00				
MAY 23 74 S'TAX			A*	14.56		
MAY 23 74 PR'FEE			A*	.50		
MAY 23 74	W'DEED		A*	4.00	*	19.06

WARRANTY DEED

FROM

WILLOUGHBY L. SEXTON, ET UX

TO

W. RANDALL SEXTON, ET UX

C 5 5 4 7 0

IDENTIF. REFERENCE

MAY 23 8 13 AM '74

DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115