This Instrument was prepared by
William C.Lee
2.4 Antioch Pike
Nashville Tennessee.

BOOK 4829 PAGE 433

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Sharber (NAME)	Same (NAME)	162
4120 Nolensville Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	129-163
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	All

mail

For and in Consideration of the sum of Thirty Eight Thousand and no/Ico ..... ($38,000.00) ..... *DOLLARS*

Cash in hand paid by James Sharber and wife Irene Sharber.
The receipt of which is hereby acknowledged,

JUN27	CONV	38,000.00			
JUN27	S'TAX		A*	98.80	
JUN27	PR'FEE		A*	.50	
JUN27	W'DEED		A*	8.00	* 107.30

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

We H.C.Maxwell and wife Flora J.Maxwell

have bargained and sold, and by these presents do transfer and convey unto the said James Sharber and wife Irene Sharber

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

Two tracts of Land in the 5th Civil District of Davidson County,Tennessee, described as follows;
Tract No,I; Land in the 5th Civil District of Davidson County,Tennessee, according to a survey made by E.L.Miller,Jr.& Co.dated May I2,I966,more particularly described as follows;
Beginning at a point in the northeasterly margin of Old Hickory Boulevard approximately 80 feet,more or less,from Benzing Road in an easterly direction at the center line of a drain;thence north 67° 00',(67 degrees) east a distance of I90 feet;thence north 56° 45'east a distance of I07 feet; thence north 80° I0' east a distance of 302 feet; thence north 65° 30' east a distance of 30 feet thence south 5° 00' west a distance of 54 feet; thence south 2° 00 west a distance of 200 feet;thence south 0° 45' west a distance of 307 feet to a post; thence south 89° 45' west a distance of 95 feet to a point;thence north 3° I0' west a distance of I54 feet; thence north 4I° 25' west a distance of 38 feet; thence north 4° 40' east a distance of 8I feet;thence north 25° 20' west a distance of 27 feet; thence south 82° 00' west a distance of 329 feet to a post in the northeasterly margin of Old Hickory Boulevard; thence along the margin of Old Hickory Boulevard thusly;north 43° 45' west a distance of 7I feet;thence north 4I° 00' west a distance of I00 feet to the point of beginning,containing 3.5 acres,more or less.

(Continued on next page)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $38,000.00

Subscribed and sworn to before me, this the 27th day of June 1974

My commission expires: 4/25/76 (Affix Seal)

H.C. Maxwell

Affiant

MARY ENSEY
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Mary Ensey Notary Public

Tract No.2: Being in the 5th Civil District of said County,and described according to a survey made by Lewis D.Justice,March 26,I947,as follows; Beginning at a stake in the easterly margin of old Hickory Boulevard, being C.H.Griggs' southwest corner;thence north 82° east 329 feet to a point in the center of a branch; thence along the middle of said branch south 25° 20' east 27 feet,south 4° 40' west 8I feet,south 4I° 25' east 38 feet,south 3° I0' east I54 feet to a post in Watsons,s northerly line; Thence with Watson,s northerly line south 89° 45' west 92 feet to a point in the easterly margin of old Hickory Boulevard; thence along the ##st##I; easterly margin of said boulevard north 44° 55' west I56 feet,to a stake; thence continuing along the easterly margin of said Boulevard north 5I° west 209 feet to the point of beginning, and containing I.34 acres,more or less.

Being the same property conveyed to H.C.Maxwell and wife Flora J.Maxwell. by deed from C.E.Griggs and wife,Mary Margaret Griggs,of record in Book 4590 ,page 264,Register,s Office for Davidson County,Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... Nashville
(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 James Sharber and wife Irene Sharber *their, heirs and assigns, forever.*

And we *do covenant with the said* James Sharber and wife Irene Sharber *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.*

Taxes for I974 which will be pro-rated at time of closing and assumed by the purchaser,s

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James Sharber and wife Irene Sharber, *their, heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 25 *day of* June, *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.*

H. C. Maxwell

Flora J. Maxwell

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

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State, the within named* H.C.Maxwell and wife Flora J.Maxwell

*the 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* 25th *day of* ~~May~~ June, *19*74.

Mary Emery, *Notary Public.*

Commission Expires 4/25/76

NOTARY PUBLIC AT LARGE STATE OF TENN.

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.....

WARRANTY DEED

FROM

H.C.Maxwell Etux,

TO

Jemes Sharber Etux,

C60776

IDENTIF. REFERENCE

JUN 27 2 16 PM '74

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE