This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 1853 PAGE 923

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HENRY GENE DUNLAP, ET UX (NAME)	SAME (NAME)	Map 33
Rt. 3, Ashland City Tenn (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 23
Box 417 Ashland City, Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *DOLLARS*

cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

SEP 23	CONV	28,000.00			
SEP 23	S'TAX		A* 72.80		
SEP 23	PR'FEE		A* .50		
SEP 23	W'DEED		A* 6.00	*	79.30

F. B. KELSEY ..... *have bargained and sold, and by these presents do transfer and convey unto the said* ..... HENRY GENE DUNLAP AND WIFE, FRANCES A. DUNLAP, their ..... *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 14th Civil District of Davidson County, Tennessee, being part of Tract 3 according to surveys of C. J. Carney dated February 23, 1958, and March 28, 1961, as follows:
Beginning at a point in the center of Eaton's Creek Road at the northeast corner of the property of Luke A. Meriwether, et ux, per deed of record in Book 2928, page 326, said Register's Office; thence South 64° W 1215 feet to a point; thence North 2° E 664 feet to a point; thence North 62° 10' 902 feet to a point in the center of Eaton's Creek Road; thence with the center of said road South 31° E 435 feet to a point in the center of said road; thence South 11° 15' E 194.5 feet to the point of beginning.

Being part of the same property conveyed to F. B. Kelsey and wife, Mary Irene Kelsey, the said Mary Irene Kelsey being now deceased, by deed of record in Book 1906, page 47, said Register's Office; and corrected by an instrument of record in Book 2141, page 231, said Register's Office.

Included in the above description but specifically excluded from this conveyance is the following described property:
Beginning at an iron pin in the centerline of Kelsey Drive; said point being 413 feet southwest of Eaton's Creek Road; thence with the center of Kelsey Drive; South 88° West 172 feet to a stake in a spring branch, opposite a turn into Kelsey Drive; thence North 35° East 276.6 feet with Kelsey Drive to an iron pin; thence North 8° 03' West 76.6 feet to a pin in said Drive; thence leaving said Drive, North 89° 30' West 258.6 feet to an iron pin; thence South 3° West 448 feet to an iron pin (cont'd)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of September, 19 74

Notary Public

My commission expires: 11-17-75
(Affix Seal)

in the center of Kelsey Drive; thence with the center of the same, North 64° East 340 feet to the point of beginning, containing 2 acres, more or less.

Being the same property conveyed to Walter T. Dugger and wife, Thelma Dugger, by deed from F. B. Kelsey and wife, Mary Irene Kelsey, of record in Book 3221, page 607, said Register's Office.

This conveyance is subject to an easement for ingress and egress over Kelsey Drive for right of way to Eaton's Creek Road as contained in deed of record in Book 3221, page 607, said Register's Office.

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 grantees, their *heirs and assigns, forever.*

And I *do covenant with the said* grantees *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,* except as appears of record.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 18th *day of* September, *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.*

F B Kelsey
Mary Irene Kelsey

BOOK 4853 PAGE 925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named*

F. B. KELSEY

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 Madison, *Tennessee, this* 18th *day of* September, *19* 74.

Thomas M Blue
Notary Public.

Commission Expires 11-12-75

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 .....

C 72006

IDENTIFICATION REFERENCE
SEP 23 4 41 PM 74
FELIX Z. ZOLLICOFFER, REGISTER
DAVIDSON COUNTY, TENN.

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 .....