WARRANTY DEED

BOOK 4855 PAGE 254

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. E. Francis (NAME)	C. E. Francis (NAME)	Map 128
6122 Hickory Valley Road (STREET ADDRESS OR ROUTE NUMBER)	6122 Hickory Valley Road (STREET ADDRESS)	par 116
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....

Ten ($10.00) and no/100 - - - - - - - *Dollars,*

cash in hand paid by C. E. Francis and wife Fannie J. Francis, the receipt of which is hereby acknowledged and for the further consideration of the cancellation of the indebtedness secured by a lien retained in deed of record in book 4589, page 699, Register's Office for Davidson County, Tennessee.

We, Ronald Eugene Turner and wife Anna Bea Turner

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

C. E. Francis and wife Fannie J. Francis

their

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

A tract of land in the 8th Civil District of said County, being part of 112½ acre tract as shown on the Plan of record in Plan Book 2, page 165, Chancery Court at Nashville and being shown as Tract 9 on a survey made by Wayne S. Cooper Sr. Surveyor, April 17, 1968 as follows:

Beginning at a spike in the center of Sawyer Brown Road at the south east corner of the property conveyed to James E. Green and wife by deed from C. E. Francis and wife, of record in book 4404, page 83, Register's Office for said County, being the corner of tracts 8 and 9; thence with the line between said two tracts north 74 degrees 56' west 799.18 feet to an iron pin in the easterly right-of-way of Interstate I-40; thence with said right-of-way south 17 degrees 36' west 163.3 feet to the corner of tracts 9 and 10; thence with the line between said two tracts south 74 degrees 59' east 821.19 feet to the center of Sawyer Brown Road; thence with the center of said road north 9 degrees 52' east 163 feet to the beginning, containing 3.04 acres more or less.

Being the same property conveyed to Ronald Eugene Turner and wife Anna Bea Turner by deed from C. E. Francis and wife, of record in book 4589, page 699, said Register's Office.

Taxes for the year 1974 are prorated and assumed by grantees.

Water tap is conveyed with this property

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,772.84

Subscribed and sworn to before me, this the 21st day of September 19 74

Affiant Ronald Eugene Turner

My commission expires: Dec 17 1976 (Affix Seal)

Notary Public J. H. Wyatt, Jr.

This is (unimproved (X) improved ( )) property, known as Sawyer Brown Road (House Number) (Street) Nashville, Tenn. 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

C. E. Francis and wife Fannie J. Francis

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.*

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* C. E. Francis and wife Fannie J. Francis

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 21st *day of* September, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ronald Eugene Turner

Anna Bea Turner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. H. Watts, Jr., *a Notary Public in and for said County and State,* Ronald Eugene Turner and wife Anna Bea Turner

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* 25th *day of* September, *19* 74

J. H. Watts, Jr.
Notary Public

Commission expires APRIL 17-1978

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 .....

SEP 26 74 CONV *5,772.84
SEP 26 74 S'TAX A* 15.08
SEP 26 74 PR'FEE A* .50
SEP 26 74 W'DEED A* 4.00 * 19.58

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

WARRANTY DEED

FROM
Ronald Eugene Turner, etux

TO
C. E. Francis, etux

C 7 2 5 9 0

IDENTIF. REFERENCE

SEP 26 1 39 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE