THIS INSTRUMENT WAS PREPARED BY C. EDWARD COOMER, ATTORNEY, HARDING PROFESSIONAL BUILDING, 4015 TRAVIS DRIVE, NASHVILLE, TN 37211

Mail-7

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4855 PAGE 382	MAP PARCEL NUMBERS
James R. Setters, et ux (NAME)	Same (NAME)	
3818 Woodrow (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	38
Wichita, Kansas 67204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	17 pw

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100--- ($10.00) *Dollars,*

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

I, Bertha Dickerson Tidwell

have this day bargained and sold, and do hereby transfer and convey unto the said James R. Setters and wife, Dana D. Setters

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

Land in the 14th District of Davidson County, Tennessee, and more particularly described as follows:

Situated in the 14th Civil District of said County and beginning at a point in the center of a bridge over a branch; near the residence of L.J. Setters; thence S 17°E 18.8 Poles to a point in Little Marrowbone Creek; and with said creek N 73° E 12 Poles S 89° E 14 Poles N 81° E 40.8 Poles to the center of the bridge on Little Marrowbone Creek; thence with the center of the public road North 85° W 28 Poles N 77 1/2° W 28 Poles S 75° W 13 Poles to the beginning.

Being the same property conveyed to Bertha Dickerson by Deed from John M. Setters and wife, Esther Roberts Setters of record in Book 1195, page 656, Register's Office for Davidson County, Tennessee, the said Bertha Dickerson and Bertha Dickerson Tidwell being one and the same person.

KATHLEEN R. FOCKE NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is $ 6,000.00

Affiant James R. Setters

Subscribed and sworn to before me, this the 12th day of September 19 74

Notary Public Kathleen R. Focke

My commission expires: August 23 1975 (Affix Seal)

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 James R. Setters and wife, Dana D. Setters their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James R. Setters and wife, Dana D. Setters their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* *this* 26 *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.*

Bertha Dickerson Tidwell

Bertha Dickerson Tidwell

BOOK 4855 PAGE 382

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy J. Cox Bertha Dickerson Tidwell, a Notary Public in and for said County and State,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 26 day of September, 19 74

X Nancy J. Cox Notary Public

Commission expires 4-30-75

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 27 74 CONV *6,000.00
SEP 27 74 S'TAX A* 15.60
SEP 27 74 PR'FEE A* .50
SEP 27 74 W'DEED A* 4.00 * 20.10

WARRANTY DEED

FROM
Bertha Dickerson Tidwell
TO
James R. Setters, et ux

C 72634

IDENTIF. REFERENCE

SEP 27 8 33 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238