BOOK 4868 PAGE 949

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urban E. Little and wife, Dorothy E. Little	Same	Map 101
(NAME:)	(NAME:)	
Rt 2 River Road		#18
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn		8D-29000
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 --($10.00) ----------
---
DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned

FLORENCE JACKSON

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* URBAN E. LITTLE and wife, DOROTHY E. LITTLE

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 8th, formerly 12th, Civil District of Davidson County, Tennessee, being part of the north part of a tract of 36.09 acres on the south side of Cumberland River, and west of Overall Creek, and known as Lot No. 1 on a Plot Plan of the Leland J. Dugger Property, not of record, prepared by Geo. E. Reese, dated July 29, 1954, and described as follows:

Beginning at a point on the northerly margin of a 40-foot private road, at the southwest corner of the land in question, in the easterly line of a 40-foot strip of land marked "Reserved" on said plan; thence along the northerly margin of said 40-foot roadway, south 73-1/2° east 100 feet to the corner of Lot 2; thence with the line between Lots 1 and 2, northwardly 301.2 feet to the low-water mark of Cumberland River; thence with low-water mark of said River, approximately north 65° west to the easterly line of said 40-foot reserved strip, being 40 feet, more or less, east of an old fence line; thence along the margin of said 40-foot reserved strip, south 17° west 315.29 feet, more or less, to the beginning.

There is a 40-foot roadway running along the southerly line of the land above described, from Lot 1 to Overall Creek, and also running from the southwest corner of Lot 1 southwestwardly to Cumberland River Road, and the parties hereto, their heirs and assigns are given the joint right to the use of said 40-foot roadway in its entirety, jointly with other property owners in this subdivision, and grantee herein assumes and agrees to pay his proportionate part of the cost of improving and maintaining said road, as to that part of the road adjacent to the land hereby conveyed, said roadway being wholly on the property of grantors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of November, 19 74

Notary Public

My commission expires: 4/27/77

(Affix Seal)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

herein.

Being the same property conveyed to Florence Jackson by deed from Robbie H. Koellein, et al, of record in Book 3806, page 332, and by Divorce Decree in Probate Court of Davidson County, Tennessee, of record in Book 4669, page 310, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Twenty-foot easement for electric power transmission line of record in Book 2397, page 63, said Register's Office.
2. A perpetual easement and right to flood premises of record in Book 2147, page 151, said Register's Office.
3. Low water marks as set forth in Book 455, page 187, and Book 2293, page 363, 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 Urban E. Little and wife, Dorothy E. Little *their heirs and assigns, forever.*

And I *do covenant with the said* Urban E. Little and wife, Dorothy E. Little *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 for 1974 taxes.

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* Urban E. Little and wife, Dorothy E. Little, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 15th *day of* November, *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.*

Florence Jackson
Florence Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State, the within named* Florence Jackson

the 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* 15th *day of* November, *19* 74.

Gail Pigg, *Notary Public.*

Commission Expires 4/27/77

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 .....

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WARRANTY DEED

FROM
Florence Jackson

TO
Urban E. Little et ux

C 78572

IDENTIF. REFERENCE

Nov 18 10 38 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

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

RETURN TO GAIL PIGG

NOV 18 74	CONV	22,000.00				
NOV 18 74	S'TAX		A*	57.20		
NOV 18 74	PR'FEE		A*	.50		
NOV 18 74	W'DEED		A*	8.00	*	65.70