FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Bessie Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 19 75.

Notary Public

MY ~~COMMISSION~~ EXPIRES: [illegible]

(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles R. Davis, et ux (NAME) | SAME (NAME) | 7 |
| R#3, Box 170 Baker Sta. Rd., (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | ~~Pcl~~ 95 |
| Goodlettsville, Tenn. 37072 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 10N-20765 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ Frances Epperson, expressly retaining a life estate,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Davis and wife, Rosemarie Davis, expressly retaining a life estate,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the front acre of a two (2) acre tract located on Baker Station Road, and more particularly described according to a survey by C. J. Carney, surveyor, November 21, 1958, as follows: BEGINNING at a point in Baker Station Road, a common corner with Mrs. Novella McClain; thence following the line on Baker Station Road, N. 53° E. 162 feet to an iron pin and a common corner with Mrs. Bessie Mai Davis; thence leaving said road, S. 37° E. 75 feet to a point; thence S. 88° 15' E. 220.77 feet, more or less, to an iron pipe; thence due South 156 feet, more or less to a point; thence N. 78° 45' W. 353.77 feet to an iron pin; thence N. 37° W. 75 feet to the point of beginning, containing 1 acre, more or less.

BEING a portion of the same property conveyed to Frances Davis Epperson by deed from Callie Davis and others as of record in Book 3836, Page 182, Register's Office Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of January, 19 75

Frances Epperson

STATE OF TENNESSEE
Davidson County

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

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 Goodlettsville, Tennessee, this 14th day of January, 19 75.

Commission expires 5-2-77

Marie W Butler
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Frances Epperson

TO
Charles R. Davis, et ux

C 84411

IDENTIF. REFERENCE

JAN 15 9 57 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| JAN 15 75 | CONV | * | 300.00 | | | |
| JAN 15 75 | S'TAX | | | A* | .78 | |
| JAN 15 75 | PR'FEE | | | A* | .50 | |
| JAN 15 75 | W'DEED | | | A* | 4.00 | * 5.28 |