BOOK 4952 PAGE 421

WARRANTY DEED

This instrument was prepared by B. J. Boyd, Attorney, Ashland City, Tenn

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Patrick J. Higdon	Same	
(NAME:) 4600 Franklin Rd	(NAME:)	88
(STREET ADDRESS OR ROUTE NUMBER) Nash. Tenn	(STREET ADDRESS)	6 Bpw
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One and No/100 ($1.00)

DOLLARS

cash, and other good and valuable considerations, the receipt of all which is hereby acknowledged, we, John T. Hailey, Jr. and wife, Anne S. Hailey,

have bargained and sold, and by these presents do transfer and convey unto Patrick J. Higdon and wife, Sue H. Higdon, and their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, 8th. District of Davidson County, and 9th. District of Cheatham County, Tennessee, bounded and described as follows:

Beginning at a point, said point further described as being an iron pin set in an old hickory stump which lies in the northerly line of the property conveyed to E. G. Garland by Rebecca Greer and husband, A. N. Greer and Ella Kiger and husband, S. J. Keiger, of record in Book 577, Page 556, Register's Office of Davidson County, Tennessee; said iron pin also lies 16 feet more or less, north of the center line of a gravel road known as Garland Hollow Road; thence N. 63° 33' W. a distance of 106.59 feet to an iron pin set 16 feet more or less, northerly of the center line of the said Garland Hollow Road; thence N. 47° 01' W. a distance of 90.08 feet to an iron pin set 16 feet more or less, from the center line of Garland Hollow Road; thence N. 27° 10' W. a distance of 104.35 feet to an iron pin set 16 feet more or less, from the center line of Garland Hollow Road; thence N. 67° 08' 30" E. a distance of 391.41 feet to a point; thence S. 22° 20' 30" E. a distance of 445.53 feet to a point in the centerline of a branch, Garland's northerly line; thence with the centerline of said branch and Garland's northerly line the following courses and distances: N. 74° 20' W. a distance of 77.63 feet to an iron pin; thence N. 51° 39' W. a distance of 122.74 feet to a P. K. nail; thence S. 85° 50' W., a distance of 76.47 feet to a P. K. nail; thence leaving the center line of the branch and continuing with Garland's northerly line, S. 65° 45' W. a distance of 80.95 feet to the point of beginning, containing 2.52 acres, more or less, according to a survey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,000.00

Subscribed and sworn to before me, this the 14th day of September 1975

Patrick J. Higdon
Affiant

My commission expires: (Affix Seal)

W. Williams
Notary Public

made by William C. Abbott, Jr., Tennessee Registered Land Surveyor, No. 711, dated August 6, 1975.

There is also conveyed with this tract, a perpetual easement for ingress and egress purposes to Garland Hollow Road for this tract.

And being part of the same land conveyed to John T. Hailey, Jr. and wife, Anne S. Hailey, by deed from William T. Chapman, Jr. and wife, Mary France Chapman, of record in Book 3643, Page 109, Register's Office of Davidson County, Tennessee, and Book ____, Page ____, Register's Office of Cheatham County, Tennessee.

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 Patrick J. Higdon and wife, Sue H. Higdon, and their *heirs and assigns, forever.*

And we *do covenant with the said* Patrick J. Higdon and wife, Sue H. Higdon *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.*

And we, John T. Hailey, Jr. and wife, Anne S. Hailey, *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Patrick J. Higdon and wife, Sue H. Higdon, and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 22nd. *day of* August, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John T. Hailey, Jr.

Anne S. Hailey

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ CHEATHAM

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

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 Pegram, *Tennessee, this* 8th *day of* Sept., *1975.*

Susan Barthrop, ~~Notary Public.~~
Co. A. Clerk

Commission Expires

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me, The undersigned, *a Notary Public in and for said County and State, the within named* John T. Hailey, Jr.,

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 Deerfield, Florida, *this* 3rd *day of* ~~August~~ Sept., *1975.*

Joseph L Martin, *Notary Public.*

Notary Public, State of Florida at Large
My Commission Expires Nov. 12, 1978
Bonded by American Fire & Casualty Co.

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

JOHN T. HAILEY, JR. AND WIFE, ANNE S. HAILEY

TO

PATRICK J. HIGDON AND WIFE, SUE H. HIGDON

D 16233

IDENTIF. REFERENCE

SEP 19 8 51 AM '75

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ESTD

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

SEP 19 75	CONV	*2,000.00				
SEP 19 75 S'TAX			A*	5.20		
SEP 19 75 PR'FEE			A*	.50		
SEP 19 75	W'DEED		A*	8.00	*	13.70