THIS INSTRUMENT WAS PREPARED BY M. NORRIS JENKINS, ATTORNEY •
4015 TRAVIS DRIVE, NASHVILLE, TN 37211

WARRANTY DEED

mail BOOK 4966 PAGE 684

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Kessler, et ux	Same	
(NAME:) 6195 Clarksville Hwy	(NAME:)	21
(STREET ADDRESS OR ROUTE NUMBER) Joelton,TN 37080	(STREET ADDRESS)	80 pt
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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,

OCT 31 75	CONV	32,500.00				
OCT 31 75	S'TAX		A*	84.50		
OCT 31 75	PR'FEE		A*	.50		
OCT 31 75	W'DEED		A*	8.00	*	93.00

I, T. D. Bauman

have bargained and sold, and by these presents do transfer and convey unto the said Thomas L. Kessler and wife, Anne P. Kessler

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 14th Civil District of Davidson County,Tennessee, described as follows:

BEGINNING on the southwesterly margin of Clarksville Highway or US 41-W at the northeast corner of the property conveyed to Harry Roop by deed from A.O. Baxter and wife, of record in Book 882, page 573, Register's Office for said County; thence with said Roop's eastern boundary line South 15-3/4° West 511.5 feet to the southeast corner of the Roop property; thence with said Roop's southern boundary line north 73 1/2° West 340 feet to a point in the eastern boundary line of the property conveyed to J. C. Chambliss and wife, by deed from A.O. Baxter and wife, of record in Book 866,page 468, said Register's Office; thence with said Chambliss' eastern boundary line South 28 1/2° West 224.4 feet to a point; thence South 30 1/4° East 356 feet; thence North 79 1/2° East 990 feet; thence North 2 1/2° East 245 feet to the southwesterly margin of Clarksville Highway or US 41-W; thence with the same northwesterly 774 feet to the beginning.

Included within the foregoing description but specifically excluded from this conveyance are the following parcels of land:

No.1: Beginning at a point in the southerly margin of U.S. Highway 41-A, also known as Clarksville Highway; thence South 35°45' West, 183.20 feet; thence North70°30' West 241.75 feet; thence NOrth 17°50' East, 263.43 feet to a point in the southerly margin of U.S. Highway 41-A; thence easterly along the southerly margin of said U.S. Highway 41-A, 310.13 feet to the point of beginning.

No.2: Beginning at a sweet gum tree in the north line of Potters Nursery same being the southwest corner of Tract No. 1 to Glen A. Bauman and wife,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the ____ day of October 19 75

Affiant

My commission expires: 1/3/78 (Affix Seal)

Notary Public

and South 80° West 207 feet from Huston Wilson's southwest corner; thence with Potters North line South 80° West 180 feet to an iron stake in Potters Line; thence leaving Potters line going North 5° West 247 feet to an iron stake; thence North 80° East 180 feet to a Hackberry tree; thence North 75° East 220 feet to an iron stake in the margin of U.S. 41-A Highway; thence with the margin of said highway, South 45° East 17 feet to an iron stake, corner of Tract No. 1 in the margin of said Highway South 45° EAst 17 feet to an iron stake, corner of Tract No. 1 in the margin of said highway; thence with Tract No. 1 as follows: South 75° WEst 225' more or less, to an iron stake, South 5° East 232 feet to the point of beginning, containing 1.10 acres, more or less.

No.3: A parcel beginning at an existing iron pin at the southwesterly corner of Parcel 80.2 ; thence South 79°30' WEst 619.5 feet to an existing iron pin; thence North 32°01' West 356.0 feet to an iron pin; thence North 26°02' East 224.4 feet to an iron pin; thence South 75°14' East 340 feet to an existing iron pin;thence South 11°45' East 119.8 feet to an iron pin; thence North 79°42' East 334.3 feet to an iron pin; thence South 4°0' East 247 feet to the point of beginning.

No4: Beginning at an iron stake, the southwest corner of Houston Wilson lot, in the north line of Potters Nursery; thence with the north line of Potters South 80° West 207 feet to a sweet gum tree; thence leaving Potters line going North 5° West 232 feet to an iron stake; thence North 75° East 225 feet more or less to an iron stake in the margin of U.S. Highway 41-A; thence with the margin of said highway South 45° EAst 18 feet to an iron stake in Houston Wilson's West line; thence with Wilson's line South 3° West 241 feet to the point of beginning, containing 1.28 acres more or less.

Being part of the same property conveyed to T. D. Bauman and wife, Aline Hiett Bauman by deed from E. V.Dench, Jr. and Otis P. Carter of record in Book 3317, page 563, Register's Office for Davidson County,Tennessee, the said Aline Hiett Bauman having since died.

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 Thomas L. Kessler and wife, Anne P. Kessler *their heirs and assigns, forever.*

And I *do covenant with the said* Thomas L. Kessler and Anne P. Kessler *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.*

And I, T. D. Bauman *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas L. Kessler and wife, Anne P. Kessler, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 30th *day of* October, *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.*

T. D. Bauman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty Faye Hunt, *a Notary Public in and for said County and State, the within named* T. D. Bauman

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 Nashville, *Tennessee, this* 30th *day of* October, *19* 75.

....., *Notary Public.*

Commission Expires 5/7/78.

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.....

WARRANTY DEED

FROM

T. D. Bauman

TO

Thomas L. Kessler, et ux

D2232 25

TOENTIE. REFERENCE

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OCT 31 9 41 AM '75

FELIX Z. HAILEY REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
Chicago Title Insurance Company
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Deadrick Street
Phone 255-4631
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