WARRANTY DEED

5004 PAGE 222

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Arrington		M, 36
(NAME:)	(NAME:)	P, 29
5601 Higdon Road, Route 1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Put

For and in Consideration of the sum of Seventy-Five hundred dollars ($7,500.00)
and the exchange of 3.90 acres in Davidson County *DOLLARS*

STATE OF TENNESSEE
CHEATHAM COUNTY:

Office of the Register: 3-31, 1975
I, BETTY J. ROSS, Cheatham County Register do certify that the foregoing instrument and the certificate were received in my office at 8:30 o'clock A. M., on 3-31, 1975 entered in Note Book H, Page 65, and recorded in Book No. 175, Page 476. The following amounts were paid under Receipt No. 11684

STATE TAX: DEEDS: $ 19.50
STATE TAX: MTGS.: $
PROBATE FEE : $ .50
RECORDING FEE : $ 6.00
TOTAL : $ 26.00

Betty J. Ross Register

D 39546

IDENTIF. REFERENCE

FELIX A. MILLER, REGISTER
DAVIDSON COUNTY, TENN.
MAR 10 11 39 AM '76

MAR 10 MISC B* 6.00 * 6.00

We, Juanita Underwood, and husband
Benjiman Underwood *have bargained and sold, and by these presents do transfer and convey unto the said* James R. Arrington, and wife Margaret L. Arrington
heirs and assigns, a certain tract or parcel of land in Cheatham *County, State of Tennessee, described as follows, to-wit:* Being in the second district of Cheatham County and a small portion in Davidson County;

TRACT 1: Beginning at an elm, a corner of a tract conveyed to Nat Cox; thence with the S. line of said tract and with the meanders of a hollow, N. 36° W. 8 poles; N. 88° W. 12 poles; N. 65° W. 5 poles; N. 80° W. 7 poles; S. 50° W. 7.6 poles; S. 78° W. 8 poles; N. 87° W. 8 poles; S. 76° W. 28 poles; S. 45° W. 16 poles; S. 55° W. 16 poles; S. 59° W. 21.6 poles to the intersection of said hollow with beech hollow; thence the beech hollow, S. 31° E. 12.12 poles to a beech pointer; thence with Floto's line, S. 82½ E. 97.5 poles to a chestnut oak, Flot's corner; thence S. 3° W. 33.9 poles to a stake in a hollow; thence following said hollow, N. 62¼° E. 29.4 poles to a stake with chestnut, hickory, and gum pointers; thence N. 34½° E. 30.3 poles; thence N. 48¼° E. 19 poles to a point in the center of a ridge road; thence N. 51° W. 30 poles to a stake with beech pointer; thence N. 54° W. 12.12 poles to a stake and pointers; thence N. 35° W. 6.06 poles to a stake; thence N. 38° W. 10 poles to the beginning, containing 47.5 acres, more or less

TRACT 2: Beginning at a planted stone in a hollow with small poplar and maple pointers; thence N. 3¼° E. 33.9 poles to a chestnut oak stump, E. P. Binkley's corner; thence N. 82½° W. 95.5 poles to a stake in Buck Fork Branch with beech pointers; thence up said branch the following distances and bearings to-wit; S. 6° E. 72 poles; S. 48½° E. 8 poles; S. 21° E. 14 poles; S. 11° E. 11-1/5 poles; S. 17° E. 7-1/5 poles; S. 25° E. 10½ poles; S. 55° E. 4-17/25 poles; S. 35¼° E. 22 poles; S. 66° E. 6¼ poles to a stake in the branch at the mouth of the Morris Demonbreun Spring Branch with small chestnut pointers; thence up said Spring Branch as follows: N. 74° E. 7.32 poles to a small poplar; N. 57½° E. 8½ poles; thence 35½° E. 5-1/5 poles; N. 8¼° E. 4 poles; N. 39° E. 13 poles;

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,500.00

Subscribed and sworn to before me, this the 31st day of March 1975

Affiant

My commission expires: 2-5-77

(Affix Seal)

Notary Public

N. 49° E. 19-2/5 poles to an ash; thence N. 66° E. 8 poles to the beginning, containing 30 acres, More or less. BOOK 5004 PAGE 223

But included in the foregoing boundaries, acreage and description is a tract of 10 acres, of land conveyed by deed from Genie (E. F.) Binkley and wife, Clara Binkley, dated April 17, 1948, recorded in Deed Book 80, Page 400, Register's Office of Cheatham County, Tennessee which tract is expressly excluded from this conveyance.

TRACT 3: Beginning at a stake in Beech Fork Branch with beech pointer, the N. W. corner of a 30 acre tract conveyed by Allen and Johnson to F. P. Binkley; thence up said branch southeastwardly and with said F. P. Binkley's boundary line 66.7 poles to a point in said branch and in said boundary line; thence westerly and in a straight line 44 poles to a stake in the west boundary line of the original tract of land conveyed to W. N. Johnson and D. D. Allen by deed from Lee Ogilvie of which this tract is a part; thence N. 15° E. 81.6 poles to the beginning, containing 13 acres, More or less.

Tract 4: Beginning at N. W. corner of Eugine F. Binkley land, running 150 feet down the hollow North; thence W. 200 Feet; thence S. 300 feet to corner of Allen Johnson and W. B. Marr land.

And being the Same property conveyed to Juanita Underwood by deed from G. N. Sweeney and wife Emma A. Sweeney, of record at page 76 in book 137 Register's Office of Cheatham County. The said G. N. Sweeney and wife Emma A. Sweeney are now both deceased.

Prepared by Leon Perry, Attorney
Ashland City, Tenn

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 James Arrington and wife Margaret L. Arrington *heirs and assigns, forever.*

And we *do covenant with the said* James Arrington and Margaret L. Arrington *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, Juanita Underwood, and husband Benjiman Underwood *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* James Arrington and Margaret Arrington *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* this 28th *day of* March, *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.*

Juanita Underwood

Benjamin G Underwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bonnie L Williams, a Notary Public in and for said County and State, the within named Juanita Underwood and husband Benjiman Underwood

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

Witness my hand and official seal at White Creek, Tennessee, this 28th. day of March, 19 75.

Bonnie L Williams, Notary Public.

Commission Expires 2-5-77

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.....