BOOK 5006 PAGE 997

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Edwards	James R. Edwards	M. 11
(NAME:) 206 Belmore Avenue	(NAME:) 206 Belmore Avenue	P. 59.2
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37209	
(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 by the grantee; JAMES R. EDWARDS, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of the indebtedness secured by an Installment Deed from William Earl Ayers and wife, Sue Batson Ayers, to Harold W. Hitt and wife, Joan B. Hitt, in the original principal sum of $23,500.00, payable as therein specified (see instrument for complete terms and conditions), of record in Book 4994, Page 546, Register's Office for Davidson County, Tennessee;

MAR 18	CONV	26,500.00			
MAR 18	STAX		B*	68.90	
MAR 18	PRFEE		B*	.50	
MAR 18	WDEED		B*	6.00	* 75.40

We, Harold W. Hitt and wife, Joan B. Hitt,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES R. EDWARDS, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:
Beginning at a point in the center of Freeman Road, said point being the most northerly corner, lying in the center of said Road of the property conveyed to William Earl Ayers and wife, by deed from Earl Ayers and wife, of record in Book 4102, Page 75, Register's Office for said County; thence with said William Earl Ayers' easterly and northerly lines; north 40° 27' West 82.8 feet, north 23° 45' west 105.6 feet and north 87° 52' west 270.0 feet to the northeast corner of the property conveyed to Dennis H. Parker and wife, by deed from Joseph E. Johnson and wife, of record in Book 3701, Page 333, said Register's Office; thence with said Parker's northerly line, north 89° 34' west 729.96 feet to a point in the easterly line of the property conveyed to J. W. Adams and wife, by deed from W. J. Haley and wife, of record in Book 466, Page 637, said Register's Office; thence with said Adams' northeasterly line north 30° west 1,468.50 feet to a point in the southerly line of the property conveyed to V. H. Felton, Sr., and wife, by deed from Frank P. Brumbach and wife, of record in Book 2140, Page 38, said Register's Office; thence with said Felton's southerly line eastwardly to the northwest corner of the property conveyed to Harry I. Martin, Jr., and wife, by deed from Earl Ayers and wife, of record in Book 4075, Page 775, said Register's Office; thence with said Martin's westerly line and continuing with the westerly line of the property presently being conveyed to Harry I. Martin, Jr., and wife, by deed of even date herewith from Earl Ayers and wife, and further continuing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,500.00

Affiant

Subscribed and sworn to before me, this the 17th day of March, 1976.

My commission expires: 1-29-77.

(Affix Seal)

Notary Public

with the westerly line of the property conveyed to Jeffrey A. Bond, and wife, by deed from Earl Ayers and wife, of record in Book 4369, Page 660, said Register's Office; South 7° 56' east 420.0 feet to an iron stake at said Bond's southwest corner; thence with said Bond's southerly line, south 89° 55' 925.64 feet to a point in the center of Freeman Road; thence with the center of said Road southwardly to the point of beginning.

Included in the above description, but excluded therefrom is that part of said property conveyed to Johnny L. Ayers and wife, Danieth W. Ayers, by deed from William Earl Ayers and wife, Sue Batson Ayers, of record in Book 4635, Page 248, Register's Office for said County.

Being the same real property conveyed to Harold W. Hitt and wife, Joan B. Hitt, by deed from William Earl Ayers and wife, Sue Batson Ayers, of record in Book 4994, Page 546, said Register's Office.

Grantors herein reserve an easement, which is ten (10) feet on each side of the center line of a water line to be constructed upon the premises, the center line of said easement running generally from a point in the westerly margin of Freeman Hollow Road, that is near the southeasterly corner of said property, and extending northwesterly, severing the property, approximately 1,900 feet to a point in the westerly property line near a low saddle between two high points on said property. The easement herein reserved is for the installation, construction, perpetual maintenance and/or replacement of a water line, and ingress and egress thereto.

unimproved (X)
This is improved ( ) property, known as app. 20 acre tract, Freeman Road, Goodlettsville, Tn.
(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 R. EDWARDS, their *heirs and assigns, forever.*

And we *do covenant with the said* JAMES R. EDWARDS, *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,* except as herein stated.

And we, Harold W. Hitt and wife, Joan B. Hitt, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* JAMES R. EDWARDS, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 17th *day of* March, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harold W. Hitt
Harold W. Hitt

Joan B. Hitt
Joan B. Hitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jneall Watson, a Notary Public in and for said County and State, the within named Harold W. Hitt and wife, Joan B. Hitt,

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 Nashville, Tennessee, this 17th day of March, 19 76.

Jneall Watson, Notary Public.

Commission Expires 1-29-77.

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 .

D40837

IDENTIF. REFERENCE MAR 18 3 44 PM 76 FEE DAVIDSON COUNTY TENN.

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 .