This instrument prepared by
WILLIAMS SHIELDS & WILDMAN
Attorneys at Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee

BOOK 5039 PAGE 701

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James B. Ayers et ux	(same as new owner)	Map 43-13
(NAME:) Route 1	(NAME)	Parcel 310
(STREET ADDRESS OR ROUTE NUMBER) Cross Plains, Tenn. 37115	(STREET ADDRESS)	11D 49035
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ---------- ($10.00) *Dollars,* cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Albert Calvin Cadwallader and wife, Rosa Lee Cadwallader,

have this day bargained and sold, and do hereby transfer and convey unto the said James B. Ayers and wife, Mildred Marie Ayers, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 32 of Block D on the Map of Crittenden Estates, of record in Book 974, page 69, Register's Office for said County.

Said Lot No. 32 fronts 50 feet on the south side of Hickory Street, formerly Oak Street, and runs back between parallel lines 140 feet more or less to a dead line.

Being the same property conveyed to Albert Calvin Cadwallader and wife, Rosa Lee Cadwallader, by deed from Eddie R. Bell and wife, Vera Johnston Bell, of record in Book 2395, page 107, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,600.00

Subscribed and sworn to before me, this the 18th day of June 19 76

Affiant Joyce B. Donehue

My commission expires 11-17-76 (Affix Seal)

Notary Public Diane H. Floyd

This is improved (XX) unimproved ( ) property, known as 232 Hickory Street, (House Number) (Street) Madison P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James B. Ayers and wife, Mildred Marie Ayers, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James B. Ayers and wife, Mildred Marie Ayers, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 18th *day of* June, 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.*

Albert Cadwallader
Albert Calvin Cadwallader

Rosa Lee Cadwallader
Rosa Lee Cadwallader

BOOK 5039 PAGE 702

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Albert Calvin Cadwallader and wife, Rosa Lee Cadwallader,

the within named bargainors, 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 Madison, Tennessee, this 18th day of June, 19 76

Diane V. Floyd Notary Public

Commission expires 11-17-76

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 _____

JUN 28 76 CONV *9,600.00
JUN 28 76 S'TAX B* 24.96
JUN 28 76 PR'FEE B* .50
JUN 28 76 W'DEED B* 4.00 * 29.46

D 55731

IDENTIF. REFERENCE

JUN 28 1 30 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS