FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ CHEATHAM }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 1976

Notary Public

MY COMMISSION EXPIRES: ~~7/13/78~~

(AFFIX SEAL)

BOOK 5042 PAGE 313

THIS INSTRUMENT WAS PREPARED BY
Wm. G. Wilkinson, Attorney at Law, N. Main at Cumberland, Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Dawson and Robert Ethridge (NAME)	Same (NAME)	14D 50060 & 5000
P. O. Box 366 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 45 parcel 8.1
Ashland City, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	45 8 SH

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, Sam Neal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Dawson and Robert Ethridge

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: D 2 6 0 5 8

Tract No. 1: Located in the 14th, (formerly the 24th) Civil District of said County, and being part of Lot No. 2 of the Plan of the Division of the lands of Jesse F. Carney, deceased, as of record in Minute Book "K", page 661, of the County Court of said County.

Beginning at an old marked beech on the south bank of Little Marrowbone Creek; thence south 52° west 10 poles; thence south 27° west 7 poles; thence south 42° west 13 poles; thence south 80° west 60 poles to a stake, formerly a sycamore; thence south 33° west 18 poles; thence south 19° west 30 poles to a stake, formerly a sycamore; thence south 2-1/2° east 61 poles to a dogwood; thence south 54° east 40 poles to a beech and chestnut; thence north 1.8 poles to a stake, Nickens' northwest corner; thence with Nickens' line south 81-1/2° east 117 poles to the center of a branch; thence up said branch with its meanders, north 50° east 4 poles; north 27° east 8 poles; north 45° east 18 poles; north 53° east 10 poles; north 43° east 20 poles; north 75° east 11.4 poles; north 46-1/2° east 17 poles; north 63° east 30 poles; north 72° east 14 poles; north 34° east 5.4 poles and north 80° east 7.4 poles to a point in north boundary of the original tract; thence with same, west 145 poles to two hickories; thence north 82 poles to a hickory; thence north 16° west 6 poles to the beginning, containing 126.13 acres, more or less.

Tract 2: Land in the 14th Civil District of said County and State, being part of Lot No. 1 on the Plan of the Division of the Lands of Jesse F. Carney, deceased, as of record in Minute Book "K", page 661, County Court for said County, described according to a survey made by Hickerson & Hickerson, Engineers, October 29, 1962, and revised January 4, 1963, as follows:

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of July, 1976

Sam Neal

Beginning at a large planted rock in the western boundary line of the property conveyed to James Elmo Leslie by deed from Orlean Graves Amis, of record in Book 3376, page 369, Register's Office for said County, being south 78° east 96 feet from the center of Little Marrowbone Creek Road; thence with said Leslie's western boundary line, south 38° west 297 feet to a stake, south 24° west 511.5 feet to a stake and south 2° 30' east 548 feet; thence with a fence south 81° 30' west 848 feet to an iron pin on the north bank of Little Marrowbone Creek; thence north 40° west 58.2 feet to an iron pin; thence north 72° east 150.7 feet to a stake; thence north 56° 54' east 107 feet to a stake; thence north 68° 45' east 100 feet to a stake; thence north 37° 11' east 127 feet to a stake; thence north 33° 26' East 169 feet to a stake; thence north 30° 20' east 100 feet to a stake; thence north 26° 26' east 227.4 feet to a stake; thence north 67° west 45 feet to a spike in the center of Little Marrowbone Creek Road; thence with same, north 35° 22' east 275 feet, north 28° 29' east 174 feet, north 35° 11' east 106.1 feet, north 47° 57' east 100 feet and north 55° 48' east 204 feet to a nail; thence south 78° east 96 feet to the beginning containing 9.3 acres, more or less.

And being the same property conveyed to Sam Neal, James Dawson, and Robert Ethridge by installment deed from James Elmo Leslie and wife, Elna Leslie, of record in Book 4705, Page 612, Register's Office of Davidson County, Tennessee.

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STATE OF TENNESSEE
~~Davidson~~ County
Cheatham

Personally appeared before me, Alton Denney, a Notary Public in and for said County and State, the within named Sam Neal

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 Ashland City, Tennessee, this 2nd day of July 19 76

Commission expires 7/9/79

Alton Denney
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

SAM NEAL

TO

JAMES DAWSON and ROBERT ETHRIDGE

STATE OF TENNESSEE }
CHEATHAM COUNTY: }

Office of the Register: _____, 19__

I, BETTY J. ROSS, Cheatham County Register do certify that the foregoing instrument and certificate were received in my office at _____ o'clock ___ M., on _____, 19__; entered in Note Book _____, Page _____, and recorded in Book No. _____, Page _____. The following amounts were paid under Receipt No. _____

STATE TAX: DEEDS: $ _____
STATE TAX: MTGS.: $ _____
PROBATE FEE : $ _____
RECORDING FEE : $ _____
TOTAL : $ _____

Register's No. 056928

IDENTIF. REFERENCE

JUL 6 12 12 PM '76

RELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company, Guarantee
TIC NASHVILLE, TENN.

JUL-6'76 CONV *8,700.00
JUL-6'76 S'TAX B* 22.62
JUL-6'76 PR'FEE B* .50
JUL-6'76 W'DEED B* 6.00 * 29.12