THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP, PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 57-44 | WILLIAM H. COUNCIL, ET UX | New Owners |
| | | BOOK 5075 PAGE 19 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 13D-37150 | Sulphar Creek Road | PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; I,

RUTHIE JOHNSON, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM H. COUNCIL AND WIFE, LETHA HAZEL COUNCIL,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Legal description of a 11.162 acre parcel of land located in Davidson County, Tennessee, according to a survey prepared by Stanford & Associates, Inc.

From a nail and cap located in the center of Sulphar Creek Road, and in the center of a box culvert where Sulphur Springs Creek Road crosses said Road, then with center of said Road in a western direction 186 feet to a nail and cap the point of beginning; thence with a line common to a 4.9 acre, more or less tract, on the East and an old fence South 28° 25' 58" West 975.85 feet to an iron pin at fence corner post; thence with an old fence and a new fence North 51°41'32" West 141.99 feet to an iron pin at a 24 inch Elm, thence continuing with the same, North 81°01'53" West 312.45 feet to a 21 inch Hickory; thence with an old fence North 14° 32'48" East 486.94 feet to a 42 inch Poplar with a tack point in the root; thence with parts of an old fence and a gulley, North 39°01'45" East 572.94 feet to a nail and cap in the center of Sulphur Creek Road; thence with the same South 59°25'20" East 210.18 feet to a nail and cap, thence South 68°14'19" East 237.57 feet to the beginning, and containing 11.162 acres, more or less.

Being the same property conveyed to Kennard Johnson and wife, Ruthie Johnson, by deed from Eugene B. Kemp and wife, Dexter Kemp, of record in Book 1809, page 574, said Register's Office, the said Kennard Johnson having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30th day of September, 1976

Ruthie Johnson

RUTHIE JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5075 PAGE 20

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ruthie Johnson, unmarried,

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

Witness my hand and official seal at Nashville Tennessee, this, the 30th day of September, 1976.

My commission expires: 4-23-78

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 6,500.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 76

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

WARRANTY DEED
DBH:ipf

FROM
RUTHIE JOHNSON, Unmarried

TO
WILLIAM H. COUNCIL & WIFE,
LETHA HAZEL COUNCIL

D 70995

IDENTIF. REFERENCE

OCT 4 3 59 PM '76

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, L & C Tower
Nashville, Tennessee
37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

OCT-4?? CONV *6,500.00
OCT-4?STAX B* 16.90
OCT-4?TAX B* .50
OCT-4?RECD B* 4.00 * 21.40

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public