1st

BOOK 5095 PAGE 153

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42000

Leonard Earl Wilde
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF December 76

Notary Public

MY COMMISSION EXPIRES: 11-12-1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 107 Doenlson Pike, Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Wayne Wilkerson (NAME)	same (NAME)	
4223 Lebanon Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	135
Hermitage, TN. 37076. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	3-10 1/2

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, Mrs. Alma Farrell, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. Wayne Wilkerson and Leonard Earl Wilde

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:

Situated on the South side of the Murfreesboro turnpike road, about seven miles from the City of Nashville, Tennessee, in the old 5th Civil District of Davidson County, Tennessee.

Beginning in the center of the aforesaid turnpike road in and at what is known as George Gotto's N.E. corner; running thence with the center of said turnpike road S. 70° E. 29 poles; thence S. 104 poles, more or less; thence N. 88° W. 25¼ poles; thence N. 2° E. 116 poles, more or less; to the point of beginning and containing 3.63 acres ± north of new Murfreesboro Road and 11.86 acres ± South of New Murfreesboro Road.

Being the same property conveyed to Alma Farrell by deed from Herman Campbell, as of record in Book 1422, page 278, Register's Office for said County.

Included in, but excluded from, the above description is the right of way of New Murfreesboro Road as it exists as of the date of this instrument.

This is unimproved (X) improved ( ) property, known as Turnpike Road, Nashville, TN.
(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 7th day of December, 19 76

Mrs. Alma Farrell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alma Farrell

the bargainor, 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, TN. this 7 day of December, 1976

Notary Public.

Commission Expires 11-12-1980

STATE OF
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 purpose 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

D 80459

IDENTIF. REFERENCE

DEC 9 1 26 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

DEC-9 76	CONV	$2,000.00		
DEC-9 76	S'TAX		B* 109.20	
DEC-9 76	FR'FEE		B* .50	
DEC-9 76	W'DEED		B* 4.00	* 113.70

WARRANTY DEED

FROM
Alma Farrell

TO
E. Wayne Wilkerson et al

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Service

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

P. O. Box 2253
Nashville, Tenn. 37214