D82569

WARRANTY DEED

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IDENTIF. REFERENCE

DEC 27 10 04 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF Dec. 1976

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Traber and Robinson, Attys. 107 Donelson Pike Nashville, TN 37214d
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mickey Terry Franklin (NAME)	Same (NAME)	37-0-3
1023 Joyce Lane (STREET ADDRESS OR ROUTE NUMBER)	[illegible] (STREET ADDRESS)	140 48000
Nashville Tn 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, James L. Sullivan, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mickey Terry Franklin and wife, Linda Franklin

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:

TRACT NO. I: Situated in the 14th Civil District of said County beginning at a stake at Frank Higdon's northwest corner; running thence north 36 and 1/5 poles to a stake in the bottom of a hollow with forked poplar pointer; thence down the hollow with its meanders as follows: North 78° East 7 poles; north 88° east, passing down a fall at 14 poles, in all 34 poles to the bottom of a second fall, and in the forks of hollow; continuing on down hollow south 79° East 4 poles; south 47° East 4 poles; south 47° East 4 poles; south 78° East 6 poles; south 39-1/2° East 10 poles; south 68° East 6 poles; south 44° east 8 poles; south 37° east 6 poles; south 45° east 15 poles south 62° east 7 and 2/5 poles; south 32° east 15 poles to a stake in branch ironwood pointer; thence leaving the hollow south 16-1/2° East passing a beech at 2 poles in all 8 poles to a small chinkpin oak; thence south 21° East 4 poles to a stake; south 28-1/2° East 3 and 8/25 poles to a small black-oak on the north side of a hollow; thence crossing the hollow south 19° West 10 poles to a stake on a hillside; thence south 26° east 4 poles to a stake; south 20° east 20 poles to a black oak; thence south 72° West 8 and 1/5 poles to a walnut; thence south 82° West 12 poles to a stake; south 74-1/2° West 3 and 18/25 poles to a stake; south 74° West 1 and 7/25 poles to a stake in the north edge of a 10-foot roadway; thence with north side of said roadway North 62° West 53 and 2/5 poles to a stake; thence north 52° west 20 poles to a stake; thence north 49° West 10 poles to a stake, even or in line with a lot fence; thence with fence north 34-1/2°

(over)

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 20th day of December, 19 76

James L. Sullivan a Single Person

SEC 27 CONV 16,000.00
SEC 27 S'TAX 41.60
SEC 27 PR'FEE 8* .50

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 James L. Sullivan, a single person

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 21st day of December, 1976

Lillian L. Sadler, Notary Public

Commission Expires 11-12-80

East 30 poles to the north edge of an old road; thence with north side of said road as follows: north 72° west 3 poles; south 87° West 10 poles; south 72° west 4 poles south 74° west 13 and 12/25 poles to a point or stake north 31-1/2° west 27 links from a concrete block dwelling (the northeast corner) thence south 45° west 5 and 22/25 poles to the beginning, containing 40-1/2 acres, more or less.

TRACT II: A tract of land in the 14th Civil District of Davidson County, Tennessee, more particularly described according to a survey by J. P. Gallaher, Surveyor, March 15, 1961, as follows:
BEGINNING at a stake in hollow with hornbeam pointer on East side of branch, and in the East line of Scott and Jenkins present 40-1/2 acre tract; thence running with their present east line as follows: leaving the hollow S. 16-1/2° E. passing a beech at two poles in all 8 poles, to a small chinkpin oak; thence S. 21° E. 4 P. to a stake; S. 28-1/2° E. 3 and 8/25 P. to a small black oak on the north side of a hollow; thence crossing the hollow S. 19° W. 10 P. to a stake on a hillside; thence S. 26° E. 1/2 P. to a stake in Jenkins and Scott present East line; thence leaving their line and down a hill N. 61-1/2°E. passing between a small twin walnut tree at about ten P. in all 14.8 P. to a stake in middle of main branch; thence up the branch N. 43-1/2° W. 4 P. N. 21° W. 14.2 P. to the mouth of a side hollow; thence up side hollow N. 49° 4.7 P. to the beginning.

INCLUDED by EXCLUDED herefrom is a 2.3 acre tract of land conveyed to Lennis Rose Johnson, by deed of record in Book 3183, page 586, Register's Office for said County; a 3-1/2 acre tract, conveyed to Dudley Frankline Edwards and wife, Verna Mae K. Edwards, by deed of record in Book 4083, page 277, Register's Office for said County; a 9 acre, more or less, tract conveyed to Bobby W. Howard and wife, Rebecca P. Howard, by deed from William C. Jenkins, of record in Book 4419, page 610, Register's Office for said County; and a tract of 3 acres, and a tract of 6 acres, more or less conveyed to Bobby W. Howard and wife, Rebecca P. Howard, by deed from William C. Jenkins, of record in Book 4416, page 308, Register's Office for said County.

Being the same property conveyed to James L. Sullivan by Installment Deed from William C. Jenkins, as of record in Book 4724, page 684, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by and instrument of record in Book 4724, page 684, said Register's Office, And Book 5077, Page 684 RODC
The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance, if Any.

WARRANTY DEED

FROM
James L. Sullivan

TO
Mickey Terry Sullivan

TITLE INSURED BY POLICY NUMBI

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates,

REPRESENTING
USLIFE TITLE INSURANC
Company of New York