This instrument was prepared by
GRISSIM AND SHORT, Attys.
Court Square Building
Nashville, Tennessee

BOOK 5105 PAGE 923

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. G. Wilson, et ux and Gary Wilson, et ux (NAME:)	Same (NAME:)	81
Clifton Rt 2 Butler (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	236-
Hendersonville Tenn 37075 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	246 pt

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the Grantees of the balance of an indebtedness of record in Book 4698, page 646, Register's Office for Davidson County, Tennessee.

JAN 14	CONV	40,000.00			
JAN 14	S'TAX		B*	104.00	
JAN 14	PR'FEE		B*	.50	
JAN 14	W'DEED		B*	6.00	* 110.50

We, Hunter Short, Trustee with full power to sell, transfer, mortgage and convey without joinder of beneficiary and Ezell Dickerson, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said C. G. Wilson and wife, Betty Wilson, a one-half interest, and Gary Wilson and wife, Karen Wilson, the remaining one-half interest, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT I:
Land in the 14th Civil District of Davidson County, Tennessee, being described according to a survey of Ralph W. C. Lambert, Surveyor, dated April 7, 1973, as follows:
BEGINNING at an iron pin in the southwesterly margin of Old Clarksville Highway, at the southwesterly corner of the property conveyed to Earnest Felts; thence leaving said highway, south 1° 56' west 294.8 feet to an iron pin; thence north 84° 12' west 195.3 feet to an iron pin; thence with a fence line, south 0° 54' east 2,470.6 feet to an iron pin in the center line of a creek; thence with said creek as it meanders north 68° east 294.6 feet to an iron pin; thence north 66° 10' east 218 feet; to an iron pin; thence north 54° 30' east 173 feet to an iron pin; thence leaving the center line of said creek, north 51° 42' east 205 feet to an iron pin; thence north 1° 29' east 1,513.5 feet to an iron pin; thence north 62° 27' east 113 feet to an iron pin; thence north 31° 54' west 115 feet to an iron pin; thence south 57° 07' west 200 feet to an iron pin; thence north 11° 56' west 304.8 feet to an iron pin; thence north 51° west 170 feet to an iron pin; thence north 39° east 207 feet to an iron pin in the southwesterly margin of Old Clarksville Highway; thence with the margin of said Highway north 51° 58' west 322.8 feet to the point of beginning, containing 39.6 acres.

DESCRIPTION CONTINUED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the _____ day of _____, 19____

_____ Affiant

My commission expires: _____ (Affix Seal)

_____ Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

DESCRIPTION CONTINUED

Being the same property conveyed to Hunter Short, Trustee with full power by deed from Earnest Felts and wife, Stella Felts of record in Book 4698, page 646, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, 14th Civil District, described according to a survey made by William H. Evans, Surveyor, July 29, 1967, as follows:
BEGINNING at a point south 39° 00' west 122 feet from the center of Old Clarksville Pike, said point being the southwest corner of the property conveyed to Emma Lou Felts Ford and husband, of record in Book 1810, page 57, Register's Office for said County; thence with said Ford's southerly boundary line south 47° 00' east 170 feet; thence south 38° 54' west 102 feet; thence north 51° 00' west 170 feet; thence north 39° 00' east 110 feet to the beginning, containing 0.41 acres, more or less.

Being the same property conveyed to Ezell Dickerson, Trustee, by deed from S. T. Ford and wife, Emma Lou Felts Ford of record in Book 4844, page 373, Register's Office for Davidson County, Tennessee.

Ezell Dickerson, Trustee, hereby sets out that he is Trustee for himself and that he executes this deed as Trustee and individually. Mildred Dickerson, wife of Ezell Dickerson, joins in this instrument for the purpose of conveying all of her interest in said property to the grantees.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. G. Wilson and wife, Betty Wilson and Gary Wilson and wife, Karen Wilson *their heirs and assigns, forever.*

And we *do covenant with the said* C. G. Wilson and wife, Betty Wilson and Gary Wilson and wife, Karen Wilson *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.* Except as herein stated.

And Hunter Short, Trustee with full power and Ezell Dickerson, Trustee *do further covenant and bind* ourselves *our heirs and representatives, to warrant and forever defend the title to the said land to the said* C. G. Wilson and wife, Betty Wilson and Gary Wilson and wife, Karen Wilson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness their *hand this* 29th *day of* December, *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.*

Hunter Short, Trustee with full power
Ezell Dickerson, Trustee and individuals
Mildred Dickerson Mildred Dickerson

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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 Hunter Short, Trustee

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 Nashville, Tennessee, this 2nd day of December, 1976.

Doris W. Cofer, Notary Public

Commission Expires May 8, 1978

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 Ezell Dickerson, Trustee and individually and Mildred Dickerson

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 this 7th day of Jan, 1977.

Notary Public

Commission Expires Nov 26th 1980

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 .....

D8524B

TAX PAID REFERENCE JAN 13 1977 FEE