This instrument was prepared by Wm. G. Wilkinson, Attorney at Law.

mail

North Main at Cumberland Ashland City

WARRANTY DEED

BOOK 5115 PAGE 592

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Charles Dawson and Robert E. Ethridge	same	45
(NAME)	(NAME)	
P.O. Box		9.1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Ashland City Tenn		PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Forty thousand and 00/100 ($40,000.00)----------

----------*Dollars,*

cash, paid by James Charles Dawson and Robert E. Ethridge, the receipt of which is hereby acknowledged,

Ashland City Bank & Trust Company, a Tennessee corporation,

have this day bargained and sold, and do hereby transfer and convey unto the said James Charles Dawson and Robert E. Ethridge, and their

14th Dist. *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

on the south side of Little Marrowbone Road at the mouth of Nickens branch as it empties into the Little Marrowbone Creek near the Cheatham County line, and described according to survey by C. J. Carney, surveyor, May 20th, 1963, as follows:

beginning at a pin in the center of Little Marrowbone Road; thence with the center line of said road south 15-1/2° west one hundred feet and south 55° west 348 feet to an iron pin; thence leaving the said road south 40° east 230 feet to an iron pin in the north bank of Little Marrowbone Creek; thence north 33° 26' east 150 feet, north 30° 20' east one hundred feet and north 26° 26' east 226.6 feet to an iron pin; thence, leaving the said bank of the said creek, north 13-1/2° west 45.4 feet to the point of beginning, containing one acre, more or less; and being the same property conveyed to Charles M. Adcock and wife, Ruth Adcock from O. G. Amis, widow of C. W. Amis, by deed of record in Deed Book 3,575 at page 566 in the Register's Office of Davidson County, Tennessee.

And being the same property conveyed to Ashland City Bank & Trust Company by trustee's deed from Homer J. Tidwell, Jr., Trustee, dated March 12, 1976, of record in Book 5007, Page 265, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

The actual consideration or value whichever is greater, for this transfer is $40,000.00

Subscribed and sworn to before me, this the 14th day of February, 19 77

Affiant

My commission expires: 7/21/80 (Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James Charles Dawson and Robert E. Ethridge, and their ..... *(successors), heirs and assigns forever.* It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It *further covenant and bind* itself and its *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Charles Dawson and Robert E. Ethridge, and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 14th day of February, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ASHLAND CITY BANK & TRUST COMPANY

by Homer J. Tidwell Jr.

President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

..... *the within named bargainor,* ....., *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 ..... *Tennessee, this* ..... *day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

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

Before me, Wm. G. Wilkinson *, a Notary Public of the State and County aforesaid, personally appeared* Homer J. Tidwell, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Ashland City Bank & Trust Company, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Ashland City,
this 14th *day of* February, *19* 77

Wm. G. Wilkinson
Notary Public

Commission expires 7/21/80

FEB16'77 CONV 40,000.00
FEB16'77 S'TAX B* 104.00
FEB16'77 PR'FEE B* .50
FEB16'77 W'DEED B* 4.00 * 108.50

WARRANTY DEED

FROM

ASHLAND CITY BANK & TRUST COMPANY

TO

JAMES CHARLES DAWSON and

ROBERT E. ETHRIDGE

D 89601

IDENTIF. REFERENCE

FEB 16 9 39 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5115 PAGE 593

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238