This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

# WARRANTY DEED

BOOK 5121 PAGE 589

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ROGER MINTON, single | SAME | |
| (NAME:) | (NAME:) | 37 |
| Rt. 2, Box 25 Campbell Rd. | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 37 pt |
| Goodlettsville, Tn. 37072 | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* ----------TEN AND 00/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

MAR-7 CONV 30,000.00
MAR-7 S'TAX B* 78.00
MAR-7 PR'FEE B* .50
MAR-7 W'DEED B* 6.00 * 84.50

CHARLES JEFFEREY JAMES AND JENNIFER LEE JAMES CARLSON, Co-Conservators for FRANCES OPHELIA JAMES, and pursuant to an Order of the Probate Court for Davidson County, Tennessee, Docket No. 63675,

*have bargained and sold, and by these presents do transfer and convey unto the said* ROGER MINTON, single, hereinafter referred to as Grantee, his

*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, dated Nov. 6, 1962, and additional survey dated November 18, 1966, as follows:

BEGINNING at a point in the center of Campbell Road, at the southwest corner of Lot No. 4 on the Plan of the Cole Lands, as of record in Book 58, page 547, Register's Office for said County; thence along the westerly line of said Lot and along a fence, North 1 degree east 520 feet to a point; thence leaving said line North 89 degrees west 373 feet to an iron pin; thence South 10 degrees west 223.5 feet to a 6 inch elm; thence South 20 degrees east 110.8 feet to a stake; thence South 1 degree 30 minutes west 279 feet to a bolt in the center of Campbell Road; thence with the center of the same, as follows: North 55 degrees 30 minutes east 72 feet to a point; thence North 70 degrees east 100 feet to a point; North 83 degrees east 100 feet to a point; South 89 degrees east 127 feet to the point of beginning, containing 4.8 acres, more or less.

TOGETHER with a 6 foot easement for water line on the property to the west.

Being the same property conveyed to Charles Henry James and wife, Frances Ophelia James, by deed of record in Book 4101, page 23, Register's Office for Davidson County, Tennessee; said parties having been subsequently divorced by a Decree of the Circuit Court for Davidson County, Tennessee, Docket No. 57374, Minute Book 64B page 892, and by said Decree said property

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is 30,000.00

Subscribed and sworn to before me, this the 5th day of March, 19 77

My commission expires: 9-12-78 (Affix Seal)

Notary Public

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having been divested out of the said Charles Henry James and vested fully in the said Frances Ophelia James; said Charles Jefferey James and Jennifer Lee James Carlson having been subsequently appointed Co-Conservators for Frances Ophelia James in the Probate Court for Davidson County, Tennessee, Docket No. 63675, and by Order of said Court in said proceeding they having been directed and granted full power to convey said property as is herein provided.

Charles Henry James, former husband of Frances Ophelia James, joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which he may have heretofore had in said property.

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* grantee, his *heirs and assigns, forever.*

*And* we *do covenant with the said* grantee *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 appears of record.

*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* grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 5th *day of* March, *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.*

X Jennifer Lee James Carlson
Jennifer Lee James Carlson

X Charles Jefferey James
Charles Jefferey James

X Charles Henry James
Charles Henry James

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory When Received.

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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 Jennifer Lee James Carlson and Charles Jefferey James, Co-Conservators for Frances Ophelia James; and Charles Henry James

the bargainors, 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 Madison, Tennessee, this 5th day of March, 19 77.

Thomas M. Black, Notary Public.

THOMAS M. BLACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires 11/13/79

STATE OF
COUNTY OF

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

the 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, this day of, 19.

, Notary Public.

Commission Expires.

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.

IDENTIF. REFERENCE

MAR 7 2 5 PM '77

DAVIDSON COUNTY TENN. REGISTER

D 92357