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FORM NO. WD-1

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4836.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, A. D. 1974

Notary Public

MY COMMISSION EXPIRES: 10-31-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robertson, Stinnett & Coss, Attys., P.C., Ashland CIty, Tennessee 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank W. Cornwell et ux (NAME)	Same (NAME)	
725 Blackstone Ave, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	45
MADISON, TENN. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	28 pt

MAIL

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, Charles O. Boyd and wife, Annice M. Boyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank W. Cornwell and wife, Clara Marie Cornwell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN the 1st Civil District of Cheatham ~~DAVIDSON~~ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEGINNING at an iron pin in Reynolds' westerly line, said point being S 29° 31' E 420 feet from David N. Boyd's SE corner; thence with Reynolds' line, S 29° 31' E 2600 feet to an iron pin; thence S 85° W 320 feet to an iron pin; thence with Dogwood Camp property, N 45° W 1047 feet and N 29° 30' W 1778 feet to a point in grantors' southerly line; thence with grantors' line N 70° E 380 feet to an iron pin; S 31° 45' E 100 feet; S 45° 30' E 100 feet and S 41° 15' E 50 feet to an iron pin; thence N 62° E 160 feet to the point of beginning, and containing 32.24 acres, more or less.

BEING a part of the same property conveyed to Charles O. Boyd and wife, Annice M. Boyd, by deed from Ed Hodge, et al., of record in Book 126, page 446, Register's Office for Cheatham County, T ennessee.

There is also included in this conveyance an easement for a driveway from the end of the present driveway along the east edge of grantors' property to the property herein conveyed for the purpose of ingress and egress, together with the right to use the existing driveway across grantors' property. Grantors retain the use of the spring branch, together with the house and equipment located on the property herein conveyed, which is now being used to provide drinking water for the grantors' homesite, and grantee shall not contaminate said branch in any manner.

This is unimproved ( ) 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 our hand s this 8th day of July, 1974

Charles O Boyd

Annice M. Boyd

STATE OF TENNESSEE
~~Davidson~~ County
Cheatham

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles O. Boyd and wife, Annice M. Boyd

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 Ashland City, Tennessee, this _____ day of July 1974

Commission expires 10/31/76

James W. Stinnett
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM

CHARLES O. BOYD et ux

TO

FRANK W. CORNWELL et ux

STATE OF TENNESSEE
CHEATHAM COUNTY:

Office of the Register: 7-9, 1974
BETTY J. ROSS, Cheatham County Register do [illegible] that the foregoing instrument and certificate [illegible] in my office at 10:00 o'clock A.M. on 7-9, 1974 entered in Note Book H, Page 17, and [illegible] in Book No. 171, Page 704, [illegible] amounts were paid under Receipt No. 9536

STATE TAX: DEEDS: $ 12.48
STATE TAX: MTGS.: $
PROBATE FEE : $ .50
RECORDING FEE : $ 4.00
TOTAL : $ 16.98

Betty J. Ross Register

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 10 77 MISC B* 4.00 * 4.00

093066

IDENTIF. REFERENCE

MAR 10 3 17 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.