BOOK 5130 PAGE 530

"THIS INSTRUMENT PREPARED BY CHARLES D. REAGOR, JR ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hubert Earl Allen III etux	Same	Map 37
(NAME:)	(NAME:)	
4305 Little Marrowbone Road		Parcel 38
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37080		FB#14D49500
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twelve Thousand Six Hundred and no/100 ($12,600.00) ---------- *DOLLARS*, cash in hand paid to Amanda Azilee Williams and Claire Ann Williams Kidd, hereinafter called "Grantors", by Hubert Earl Allen III and wife, Margie Gunter Allen, hereinafter called "Grantees",

Grantors *have bargained and sold, and by these presents do transfer and convey unto the said* Hubert Earl Allen III and wife, Margie Gunter Allen, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being two tracts in the 14th, formerly 24th, Civil District of said County, being known as part of the Floto Lands on the Plan of record in Book 57, page 119, Register's Office for said County, and described as follows:

TRACT NO. 1: Beginning at an elm on the south bank of Little Marrowbone Creek, in the Winters' East Boundary; thence South 57 and 1/2° East 6 poles to a gum stump thence South 19° 50' East 50 poles to a stake on the ridge; thence South 84 poles to a stake; thence South 89° East 2 poles to a white oak on a ridge; thence North 77 and 1/2° East 72 poles to a chestnut oak with pointers on a ridge; thence North 10° West 47 poles to a hickory with pointers; thence North 11° West down a hollow 81 and 1/2 poles to a point in the center of Little Marrowbone Creek at the mouth of a ravine; thence down the Creek North 83 and 1/2° West 22.64 poles; thence leaving the Creek, South 69 and 3/4 ° West 52.5 poles to the beginning, containing 60 acres, more or less.

TRACT NO. 2: Beginning at the chestnut oak corner above mentioned, and running thence North 79° East across a hollow 40 poles to a black oak on a ridge; thence South 30° West 11.2 poles to a black oak; thence South 40° West 16.3 poles to a black oak; thence South 30° East 17.4 poles to a gum; thence South 79° West 27 poles to a stake with gum, chestnut oak, and black oak pointers; thence North 10° West 35.5 poles to the beginning, containing 6.3 acres, more or less.

BEING the same property conveyed to John Williams by deed from J. R. Cuzzort and wife, of record in Book 782, page 455, Register's Office for said County The said John Williams died intestate in Davidson County, Tennessee, on March 7, 1953, leaving a widow, Bessie L. Williams and two sons, Lorenzo Oval Williams and Paul Neal Williams. The said Bessie L. Williams (Matthews) died on January 18, 1976

(over)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,600.00

Subscribed and sworn to before me, this the 2 day of April, 19 77

Affiant

My commission expires: 4-20-78

(Affix Seal)

Notary Public

The said Lorenzo Oval Williams died intestate in Los Angeles County, California, on January 2, 1974, leaving his daughter, Claire Ann Williams Kidd, as his sole surviving heir. The said Paul Neal Williams died testate in Davidson County, Tennessee, on June 26, 1974. The Will of Paul Neal Williams is of record in Will Book 112, page 118, County Court Clerk's Office for Davidson County, Tennessee. The above described property passed under the terms of the said Will of Paul Neal Williams to his widow, Amanda Azilee Williams.

INCLUDED in this conveyance is all right of the Grantors in and to a right-of-way for a road 20 feet wide along the west boundary of the original J. M. Carington tract from the Creek to the county road, which said right-of-way is set forth in the deed from Blanche Drake Duncan and husband to A. D. Babcock and wife, of record in Book 425, page 425, Register's Office for said County.

unimproved (X)
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 Hubert Earl Allen III and wife, Margie Gunter Allen, *their heirs and assigns, forever.*

And Grantors *do covenant with the said* Grantees *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except for 1977 real property taxes which are a lien but not presently due and payable, but which have been pro-rated as of the date of this deed and except for rights of way reserved in deeds of record in Book 203, page 305,and Book 221, page 97, Register's Office for said County.

And Grantors *do further covenant and bind* their *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.*

Witness our *hand*s *this* 1st *day of* April, *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 Amanda Azilee Williams
Amanda Azilee Williams

X Claire Ann Williams Kidd
Claire Ann Williams Kidd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Curry H. Bayley, a Notary Public in and for said County and State, the within named Amanda Azilee Williams

the bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 1977.

Curry H. Bayley, Notary Public

Commission Expires 4-30-78

CURRY H. BAYLEY NOTARY PUBLIC STATE OF TENNESSEE LARGE

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

Personally appeared before me, Mikki Fletcher, a Notary Public in and for said County and State, the within named Claire Ann Williams Kidd

the bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Grand Terrace, California, this 23rd day of March, 1977.

Mikki Fletcher, Notary Public

OFFICIAL SEAL
MIKKI FLETCHER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN BERNARDINO COUNTY
My Commission Expires Feb. 11, 1981

Commission Expires Feb. 11, 1981

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.....

TH

BOOK 5130 PAGE 533

D 96721

WARRANTY DEED

FROM

Amanda Azilee Williams et al

TO

Hubert Earl Allen III et ux

IDENTIFICATION REFERENCE

APR 4 9 44 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

APR-4-77	CONV	12,600.00	B*	32.76	
APR-4-77	S'TAX		B*	.50	
APR-4-77	PR'FEE		B*	8.00	* 41.26
APR-4-77	W'DEED				

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208