BOOK 5131 PAGE 336

WARRANTY DEED

This instrument prepared by
J. K. WOODARD, Attorney at law
223 MADISON ST.
MADISON, TENNESSEE 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S. T. Watson, et ux Norma Watson	SAME	Map 22
(NAME)	(NAME)	
7512 Gary Road		Par. 42
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, Tn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND NO/100----------

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

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

APR-5F	CONV	*3,500.00				
APR-5F	S'TAX		B*	9.10		
APR-5F	PR'FEE		B*	.50		
APR-5F	W'DEED		B*	6.00	*	15.60

James S. Lain, unmarried, hereinafter referred to as GRANTOR,

has *bargained and sold, and by these presents do transfer and convey unto the said* S. T. Watson, and wife, Norma Watson, hereinafter referred to as Grantees, their *heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, described as follows, to-wit:*

A small tract of land in the 14th, formerly 24th, Civil District of said County, about 13 miles north of Nashville on Union Hill Road, formerly Loggins Spring Road, and described as follows:

BEGINNING at a point in the center line of Union Hill Road, the northeast corner of the property owned by Guy E. Bates and wife, after this conveyance, in the south line of the property of Sudie Teasley; thence with Teasley's line, South 79 1/2° east 337 feet to an iron pin in J. E. Barnes' line; thence with Barnes' line, South 2 3/4° West 297 feet to an iron pin in the line of the land of Bessie Maddox; thence with Maddox's line, South 86 3/4° West 447.6 feet to a point in the center line of Union Hill Road; thence with the center line of same, north 7 1/4° east 172.65 feet to an iron pin; thence north 23 1/2° east 86.85 feet to an iron pin; thence north 32° east 101.44 feet to the beginning, containing 3.12 acres, more or less.

INCLUDED buy excluded herefrom is the property conveyed to Albert L. Lanier and wife, Goldie G. Lanier, by deed from W. F. Bugg and wife, of record in Book 3813, page 261, said Register's Office and described as follows: Being a certain tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Glen T. Jones, on August 29, 1964, as follows: Beginning at a spike in the center of Union Hill Road, at the corner of the tract conveyed to Albert L. Lanier by deed of record in Book 3035, page 32, Register's Office for said County; thence South 78° 45' east 344 feet to an iron pin and poplar tree; thence with Clive Anderson's westerly line south 2° 45' west 130 feet to an iron pin; thence north 73° 30' west 403.5 feet to a spike in the center of Union Hill Road; thence with the center of said Union Hill Road, North 23° 30' east

STATE OF TENNESSEE
COUNTY OF }

The actual consideration or value whichever is greater, for this transfer is $3500.00

Subscribed and sworn to before me, this the 5th day of April, 1977

S. T. Watson
Affiant

My commission expires: 11-7-79
(Affix Seal)

Charles P. Cu
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

98.6 feet to the point of beginning.

And likewise included but excluded herefrom is the property conveyed to The State of Tennessee, by W. F. Bugg and wife, as of record in Book 4511, page 248, Register's Office for said County, described as follows: Beginning at a point in the east margin of Union Hill Road, said point being Albert L. Lanier's southwest corner; thence with Lanier's south boundary line eastwardly 390 feet, more or less, to a point in Mike Gary's west boundary; thence South 4° 15' west 12 feet more or less to a point which is 180 feet south of Centerline Station 184 + 33 of Proposed I-24; thence North 73° 01' 50" West 290 feet; thence South 26° 08' 48" West 205 feet more or less to a point in Walker H. Maddox's north boundary line; thence with said Maddox's line westwardly 75 feet, more or less, to the east margin of Union Hill Road; thence with said margin, northwardly 225 feet more or less to the point of beginning, and containing 0.94 acre.

BEING the same property conveyed to James S. Lain, unmarried, by deed from William Irvin Robinson, Jr., and wife, Linda G. Robinson, of record in book 5131, page 333, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as Union Hill Road, Joelton, Tennessee
(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 Grantees, their *heirs and assigns, forever.*

And I *do covenant with the said* Grantees, *that* I am *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 I, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 5th *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.*

THIS INSTRUMENT WAS PREPARED BY:

X James S Lain

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Lain,

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 _____, Tennessee, this 5th day of April, 19 77.

Charles P Cron, Notary Public.

Commission Expires 11-7-79.

CHARLES P. CRON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

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 _____.

APR 5 2 25 PM '77
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

D97100