BOOK 5137 PAGE 124

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Abernathy, Jr.	same	Map 155
(NAME)	(NAME)	Par. 17
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, I, William C. Ogburn', unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Abernathy, Jr. and wife, Lee Anne Abernathy

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being part of a tract of land marked 120.42 acres on the Plan showing processioning surveys made by Erle Drake, County Surveyor for said County, Survey of Mrs. S. D. Bradford Lands, December 29 and 30, 1920, of record in Book 421, page 168, Register's Office for said County, and described according to survey made by Walter W. Graham, Jr., Surveyor, dated May 22, 1954, as follows:

Beginning at a point on the northerly margin of Poplar Creek Road, 364 feet westerly from the western boundary line of the W. H. Hutton property; thence north 11° west 360 feet to an iron pin; thence south 79° west 380 feet to an iron pin; thence south 11° east 341.4 feet to the northerly margin of said Poplar Creek Road; thence with the northerly margin of said Road, eastwardly to the beginning, containing 3 acres, more or less.

Being the same property conveyed to William C. Ogburn and wife, Joyce L. Ogburn, by deed from Blanche M. Griffin, a widow, of record in Book 4459, page 137, Register's Office for said County, the said William C. Ogburn and Joyce Laverne Ogburn having since divorced, and property conveyed to William C. Ogburn by quitclaim deed from Joyce Laverne Ogburn, of record in Book 5046, page 775, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1 Route 5 Poplar Creek Road, Nashville, Tennessee
(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 successors, assigns 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 my hand this 15th day of April, 19 77

William C. Ogburn

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, Susan R. Fonseca, a Notary Public in and for said County and State, the within named William C. Ogburn, 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 Nashville, Tennessee this 15 day of April, 1977

Commission Expires: 11/25/79

Susan R. Fonseca
Notary Public

STATE OF)

COUNTY OF)

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 purpose 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 day of , 19 .

My Commission Expires:

Notary Public

File Box 6

WARRANTY DEED

FROM

WILLIAM C. OGBURN, unmarried

TO

JAMES D. ABERNATHY, JR. and wife, LEE ANNE ABERNATHY

D 9 9 2 1 9

TENNESSEE REFERENCE

APR 18 1 56 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

APR 18 77	CONV	70,000.00			
APR 18 77	S'TAX		B*	182.00	
APR 18 77	PR'FEE		B*	.50	
APR 18 77	W'DEED		B*	4.00	* 186.50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 70,000.00

Affiant

Subscribed and sworn to before me this 15 day of April, 1977

My Commission Expires: 11/25/79

Susan R. Fonseca
Notary Public