BOOK 5140 PAGE 453

Prepared by
Jon R Cunn, Jr
1203 Ballatine Rd
Madison, Tn 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE C. TAYLOR, ET UX		MAP 12
(NAME): 903 Ivy Hill Pike	(NAME): Same	PAR. 59 in 10
(STREET ADDRESS OR ROUTE NUMBER): Goodlettsville Tenn 37072	(STREET ADDRESS)	
(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, the receipt of which is hereby acknowledged, and other good and valuable considerations, WE, DWIGHT LANIER PORTER and wife, NELDA BURKS PORTER, and PORTER G. WILLIAMSON and wife, HATTIE SUE WILLIAMSON, hereinafter called the GRANTORS,

ALL OUR RIGHT, TITLE & INTEREST

have bargained and sold, and by these presents do transfer and convey unto the said JOE C. TAYLOR and wife, FAYE N. TAYLOR, 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:*

TRACT NO. II:
LAND in the 11th Councilmanic District of Davidson County, Tennessee, and being shown as Tract No II according to a survey by Dye Surveyors, Forest E. Dye, surveyor, on July 19, 1975, as follows:
BEGINNING at an iron pin in a fence, being the northwest corner of Tract I and on the East line of Hager and Gentry Property. Running N. 12° 46' W. 372.1 feet along said fence to a corner post in a fence being the property line of Grizzard Manor, thence N. 79° 29' E. 845.5 feet along fence to the center of Mansker Creek; thence along the center of creek S. 22° 29' E. 395.1 feet to a point; thence leaving said creek running S. 80° 24' W. 913.0 feet to an iron pin in a fence and the point of beginning, containing 7.64 acres.

BEING the same property conveyed to Dwight Lanier Porter and wife, Nelda Burks Porter, by deed from Porter G. Williamson and wife, Hattie Sue Williamson, of record in Book 4951, page 836, Register's Office for Davidson County, Tennessee.

GRANTORS convey unto GRANTEES all their right, title and interest to right-of-way of Williamson Road next to Mansker Creek.

Two easements are retained in this conveyance as follows:
1. A 15' easement beginning at Graceland Drive running across the Taylor property parallel to Mansker Creek. Said 15' easement gives Dwight Lanier Porter and wife, Nelda Burks Porter the right of ingress and egress across said Taylor property.

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,599.27

Subscribed and sworn to before me, this the 26th day of April, 19 77

Affiant

My commission expires: May 19, 1979 (Affix Seal)

Notary Public

JAMES N. CANIDS PUBLIC TENN

(continued)

2. A 15' easement beginning at the boundary lines of the Taylor and Porter property line on Graceland Drive running across said Porter property and ending at the Williamson property according to a survey by Dye Surveyors dated July 19, 1975. Said 15' easement gives Joe C. Taylor and wife, Faye N. Taylor the right of ingress and egress across said Porter property, all being a part of a tract of land in the 10th Civil District, Davidson County, Tennessee, recorded in Deed Book 603, page 472, in the Register's Office.

unimproved XX
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 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.*

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.*

Witness our *hand* s *this* 26th *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 Dwight Lamar Porter

x Velda Baker Porter

Hattie Sue Williamson

x Porter L Williamson

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 DWIGHT LANIER PORTER and wife, NELDA BURKS PORTER, and PORTER G. WILLIAMSON and wife, HATTIE SUE WILLIAMSON

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 26th day of April, 19 77.

[illegible], Notary Public.

Commission Expires Nov. 19, 1979

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

WARRANTY DEED

FROM

DWIGHT LANIER PORTER, ET AL

TO

JOE C. TAYLOR, ET UX

E 0 0 7 5 1

IDENTIF. REFERENCE

APR 27 8 50 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS

APR 27 77	CONV	12,599.27			
APR 27 77	S'TAX		B*	32.76	
APR 27 77	FR'FEE		B*	.50	
APR 27 77	W'DEED		B*	8.00	* 41.26