BOOK 5147 PAGE 670

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,700.00

John B. Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 1977

Notary Public

MY COMMISSION EXPIRES: 6/24/80

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney; 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Morgan (NAME)	SAME (NAME)	Map 87
New Hope Road Rt #1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 12 & 13
Hermitage, Tennessee (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, Andy T. Kent et ux, Edna Kent

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Morgan et ux, Alice C. Morgan

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 two tracts of land in Davidson County, Tennessee, described as follows to-wit:

FIRST TRACT A tract of land in the 4th Civil District of Davidson County, Tennessee, being a part of the property shown on the plan of the partition of the Real Estate of Hollis Hagar, Deceased, as of record in Plan Book 1, page 54, of the Chancery Court at Nashville, and described according to a copy of a survey thereof made by H. B. Fowlkes, Surveyor, in September, 1945, as follows:

BEGINNING at the barrel of a 12-gauge double muzzle-loading shot gun set in the center line of an old roadway in the westerly margin of the New Hope Road; thence with the center line of said old roadway, South 4 deg. 15 min. West 409.8 feet to an iron pin in said roadway at a turn in same; thence along the center of said roadway, South 83 deg. 45 min. East 203.75 feet to the West margin of New Hope Road; thence with the margin of the same as follows: North 16 deg. 45 min. West 100 feet; North 18 deg. 30 min. West 100 feet, North 22 deg. 30 min. West 100 feet, North 24 deg 45 min West 163.5 feet to the point of beginning, said tract of land being triangular in shape and containg 1.03 acres more or less.

BEING the same property conveyed to the grantors herein by deed of record in Book 1286, page 680, Register's Office, Davidson County, Tennessee.

SECOND TRACT A certain tract or parcel of land in the 4th Civil District of Davidson County, Tennessee and being a part of lot No. 8 on the Plan of the Land of Moses T. Brooks Deceased, as of record in Minute Book "H", page 690, County Court for said County, Described as follows, to-wit:

BEGINNING at a point in the center of the New Hope Road and an old roadway, same being the common corners of the A. T. Kent, J. E. Burris, Mrs. Mildred C. Collins and Andy T.*****

unimproved ( )
This is improved (X) property, known as Route #1, New Hope Road, Hermitage, Tn. 37076
(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 16th day of May, 1977

Andy T Kent.

Mrs Edna Kent

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andy T. Kent et ux Edna Kent

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 Nashville, Tennessee, this 16th day of May, 19 77

Commission expires 6/24/80

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

ANDY T. KENT ET UX

TO

JOHN B. MORGAN ET UX

**********FILE BOX # 12**********

*****

CONTINUATION OF LEGAL DESCRIPTION OF SECOND TRACT:

Kent et ux and M. C. Kent et ux tracts, thence South 14 deg. 45 min. East 134.5 feet to a point in the center of the said New Hope Road; thence South 11 deg. 30 min. East 42.08 feet to a point in the center of said New Hope Road; thence with the Northerly line of the 1.08 acres tract of land conveyed by Andy T. Kent et ux to Marshall C. Kent et ux, North 88 deg. West 282.5 feet to a stake in the Carmack Binkley line; thence with said line North 4 deg. 15 min. East 188.08 feet to a stake in the center of said old roadway, same being the southwest corner of said A. T. Kent tract: thence with the center of said old roadway, South 83 deg. 45 min. East 224 feet to the point of beginning, and containing 1.08 acres, more or less, according to a survey made October___, 1945, by H. B. Fowlkes, Surveyor.

BEING the same property conveyed to the grantors herein by deed of record in Book 1404, page 404, Register's Office, Davidson County, Tennessee.

GRANTORS herein certify that the existing septic tank and well are in good condition as of the date of this deed.

THIS conveyance is subject to any and restrictions and easements of record in the Register's Office, Davidson County, Tennessee.

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IDENTIF. REFERENCE

MAY 16 2 14 PM '77

FELIX [illegible]
DAVIDSON COUNTY, TENN.
REGISTER

MAY 16 77 CONV 29,900.00
MAY 16 77 S'TAX B* 77.74
MAY 16 77 PR'FEE B* .50
MAY 16 77 W'DEED B* 6.00 * 84.24