BOOK 5162 PAGE 358

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DR. H. C. CAUDLE (NAME)	Same (NAME)	Map 34-6
2915 Gallatin Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 26 M.P.
Nashville, Tenn. 37216 (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, JAMES H. CRAFT and wife, DARTHY CRAFT, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said DR. H. C. CAUDLE, hereinafter called the GRANTEE, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, near Edgefield Junction, in the 10th Civil District, and described according to a certain survey by Hart-Freeland-Roberts, Inc., Job No. 4234 dated September 26, 1973, as follows:

BEGINNING at a point on the northeasterly margin of Edgefield Junction Road, said point being 551 feet, more or less, southeasterly from the centerline of Spring Branch Road; running thence N54° 45'E 499.69 feet to a point in the centerline of a creek, thence along said creek S36° 50'E 103.35 feet to a point; thence S52° 56'W 492.38 feet to a point on the northeasterly margin of Edgefield Junction Road; thence along said northeasterly margin N40° 15'W 119.40 feet to the beginning containing 1.266 acres, more or less.

BEING the same property conveyed to James H. Craft, by deed from Isaac Fite and wife, Stella Fite, of record in Book 4760, page 700, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement for sanitary sewer and storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 4224, page 215, being a 20-foot permanent and a 20-foot temporary construction easement; easement for the flow of a creek.

DAVID M. HUGHES
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 8 day of June, 1977

Affiant H. C. Caudle

My commission expires: April 25, 1981 (Affix Seal)

Notary Public Hubert L. Baker

This is unimproved (X) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his ..... *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as set out above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEE, his ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 8th *day of* June, 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.*

James H Craft

Darthy Craft

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* JAMES H. CRAFT and wife, DARTHY CRAFT

the within named bargainor S, *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* 8 *day of* June, *19* 77.

Hubert L Baker
Notary Public

HUBERT L. BAKER • NOTARY PUBLIC • DAVIDSON COUNTY, TENN.

Commission expires April 25, 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 .....

JUN 22 77 CONV 50,000.00
JUN 22 77 S'TAX B* 130.00
JUN 22 77 PR'FEE B* .50
JUN 22 77 W'DEED B* 4.00 * 134.50

WARRANTY DEED

FROM
JAMES H. CRAFT, ET UX
TO
DR. H. C. CAUDLE

E 10425

IDENTIF. REFERENCE

JUN 22 10 18 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS