This instrument was prepared by Wm. G. Wilkinson, Attorney at Law, Ashland City, Tennessee.

Mail

# WARRANTY DEED

BOOK 5170 PAGE 205

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Dawson and Robert Ethridge (NAME:) | Same (NAME:) | 14D 50.00 + 50.00 |
| P.O. Box 366 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Map 45 par. 8.1 |
| Ashland City, (CITY) Tenn (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | 45 8 |

*For and in Consideration of the sum of* Ten and 00/100 ($10.00)----------

----------*DOLLARS*

the receipt of which is hereby acknowledged, and for other further valuable consideration,

E1406f

IDENTIF. REFERENCE T

JUL 13 9 33 AM '77

FELIX DYER REGISTER DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JUL 13 77 | CONV | *5,000.00 | | | |
| JUL 13 77 | S'TAX | | B* | 13.00 | |
| JUL 13 77 | PR'FEE | | B* | .50 | |
| JUL 13 77 | W'DEED | | B* | 6.00 | * 19.50 |

I, Sam Neal, *have bargained and sold, and by these presents do transfer and convey unto* all my right, title, claim, and interest *the said* James Dawson and Robert Ethridge, and their ---------- *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Tract No. 1: Located in the 14th, (formerly the 24th) Civil District of said County, and being part of Lot No. 2 of the Plan of the Division of the lands of Jesse F. Carney, deceased, as of record in Minute Book "K", page 661, of the County Court of said County.

Beginning at an old marked beech on the south bank of Little Marrowbone Creek; thence south 52° west 10 poles; thence south 27° west 7 poles; thence south 42° west 13 poles; thence south 80° west 60 poles to a stake, formerly a sycamore; thence south 33° west 18 poles; thence south 19° west 30 poles to a stake, formerly a sycamore; thence south 2-1/2° east 61 poles to a dogwood; thence south 54° east 40 poles to a beech and chestnut; thence north 1.8 poles to a stake, Nickens' northwest corner; thence with Nickens' line south 81-1/2° east 117 poles to the center of a branch; thence up said branch with its meanders, north 50° east 4 poles; north 27° east 8 poles; north 45° east 18 poles; north 53° east 10 poles; north 43° east 20 poles; north 75° east 11.4 poles; north 46-1/2° east 17 poles; north 63° east 30 poles; north 72° east 14 poles; north 34° east 5.4 poles and north 80° east 7.4 poles to a point in north boundary of the original tract; thence with same, west 145 poles to two hickories; thence north 82 poles to a hickory; thence north 16° west 6 poles to the beginning, containing 126.13 acres, more or less.

Tract 2: Land in the 14th Civil District of said County and State, being part of Lot No. 1 on the Plan of the Division of the Lands of Jesse F. Carney, deceased, as of record in Minute Book "K", page 661, County Court for said County, described according to a survey made by Hickerson & Hickerson, Engineers, October 29, 1962, and revised January 4, 1963, as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 9th day of June 1977

Affiant

My commission expires: 7/2/80 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

Beginning at a large planted rock in the western boundary line of the property conveyed to James Elmo Leslie by deed from Orlean Graves Amis, of record in Book 3376, page 369, Register's Office for said County, being south 78° east 96 feet from the center of Little Marrowbone Creek Road; thence with said Leslie's western boundary line, south 38° west 297 feet to a stake, south 24° west 511.5 feet to a stake and south 2° 30' east 548 feet; thence with a fence south 81° 30' west 848 feet to an iron pin on the north bank of Little Marrowbone Creek; thence north 40° west 58.2 feet to an iron pin; thence north 72° east 150.7 feet to a stake; thence north 56° 54' east 107 feet to a stake; thence north 68° 45' east 100 feet to a stake; thence north 37° 11' east 127 feet to a stake; thence north 33° 26' East 169 feet to a stake; thence north 30° 20' east 100 feet to a stake; thence north 26° 26' east 227.4 feet to a stake; thence north 67° west 45 feet to a spike in the center of Little Marrowbone Creek Road; thence with same, north 35° 22' east 275 feet, north 28° 29' east 174 feet, north 35° 11' east 106.1 feet, north 47° 57' east 100 feet and north 55° 48' east 204 feet to a nail; thence south 78° east 96 feet to the beginning containing 9.3 acres, more or less.

And being the same property conveyed to Sam Neal, James Dawson, and Robert Ethridge by deed of record in Book 4705, Page 612, Register's Office of Davidson County, Tennessee.

unimproved ( )
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* James Dawson and Robert Ethridge, and their *heirs and assigns, forever.*

*And* I *do covenant with the said* James Dawson and Robert Ethridge *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.*

*And* I *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James Dawson and Robert Ethridge, and their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 9th *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.*

Sam Neal

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ CHEATHAM

Personally appeared before me, W. R. Baker, a Notary Public in and for said County and State, the within named Sam Neal

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 Ashland City, Tennessee, this 9th day of June, 19 77

W. R. Baker, Notary Public.

Commission Expires October 5th, 1977.

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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.....

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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.....