PREPARED BY:
James L. Smith, Attorney
140 North Main Street
Goodlettsville, TN 37072

Mail

WARRANTY DEED

BOOK 5173 PAGE 856

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Floyd W. Primrose, etal (NAME:)	SAME (NAME:)	To Be
103 Rollins Mill Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Assigned
Old Hickory, TN (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 and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Floyd W. Primrose and wife, Betty Sue Primrose,

have bargained and sold, and by these presents do transfer and convey unto the said Floyd W. Primrose, Floyd W. Primrose, Jr., and Arthur L. Primrose, as tenants in common with the express right of survivorship, *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Tract No. 1: Being the northerly 230 feet of Lot No. 2 and all of Lot No. 3 on the Plan of A. H. Robinson's Subdivision of certain lots in Brownsville, as of record in Book 57, page 1, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 23 feet on the Easterly side of the Gallatin Road and runs back between parallel lines 207 feet on the Northerly line and 210 feet, more or less, on the southerly line to a private alley, measuring 22 feet, more or less, thereon.

Said Lot No. 3 fronts 102 feet on the Easterly side of the Gallatin Road and runs back 197 feet on the Northerly line and 217 feet on the southerly line to the westerly line of Lot No. 4, measuring 95 feet thereon.

Being the same property conveyed to Floyd W. Primrose by deed from Su W. Slaughter and wife, Rachel B. Slaughter, of record in Book 1283, page 658, Register's Office for Davidson County, Tennessee.

Tract No. 2: Being Lot No. 4 on the Map of A. H. Robinson's Subdivision, as of record in Book 57, page 1, Register's Office for said County.

Said Lot No. 4 fronts 21 feet on the North side of Straightway Avenue, formerly called Main Street, and runs back between parallel lines 262 feet to a dead line measuring 21 feet thereon. (OVER)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 20th day of ... 19 77

Affiant

NOTARY PUBLIC

My commission expires: 6-12-79 (Affix Seal)

Notary Public

(CONTINUED) BOOK 5173 PAGE 857

Being the same property conveyed to F. W. Primrose and wife, Betty Sue Primrose, by deed from Sara Bartlett, of record in Book 2029, page 395, Register's Office for Davidson County, Tennessee. F. W. Primrose and Floyd W. Primrose being one and the same person.

Tract No. 3: Land in Davidson County, Tennessee, being Lot No. 5 on the Map of A. H. Robinson's Subdivision, as of record in Book 57, page 1, Register's Office for said County.

Said Lot No. 5 fronts 75 feet on the north side of Straightway Avenue, formerly called Main Street, and runs back between parallel lines, to a dead line in the rear, the cepth of said lot not being shown on said plan.

Being the same property conveyed to F. W. Primrose and wife, Betty Sue Primrose, by deed of record in Book 1908, page 102, Register's Office for Davidson County, Tennessee. F. W. Primrose and Floyd W. Primrose being one and the same person.

Tract No. 4: A tract of land located on the northwest boundary of Lot No. 6 as described in an unrecorded survey prepared y William Collier Parrish Associates, dated March 19, 1963, a copy of which being Exhibit 7 in the Chancery Court file of Davidson County, Tennessee, Part II, being No. A-2736, and described as follows:

Beginning at an iron stake in the common rear corners of Lots Nos. 5 and 6; thence in an easterly direction along the rear line of Lot No. 6 22.4 feet to a point; thence in a southerly direction 71.3 feet to a point; thence in a westerly direction 17.8 feet to a point in the common line of Lots 5 and 6; thence along the line of Lots 5 and 6 in a northerly direction 71.3 feet, more or less, to the point of beginning.

Being the same property to which the Chancery Court of Davidson County, Tennessee, found Floyd W. Primrose to have good defensive title, having held said land by adverse possession for more than thirteen years, as recorded in minute book 90, page 695, in the Office of the Clerk and Master for Davidson County, Tennessee, on September 27, 1974.

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 Floyd W. Primrose, Floyd W. Primrose, Jr., and Arthur L. Primrose, with express right of survivorship. ~~heirs and assigns forever~~

And we *do covenant with the said* Floyd W. Primrose, Floyd W. Primrose, Jr., and Arthur L. Primrose *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, Floyd W. Primrose and wife, Betty Sue Primrose, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Floyd W. Primrose, Floyd W. Primrose, Jr., and Arthur L. Primrose ~~heirs and assigns~~ *against the lawful claims of all persons whomsoever.*

Witness our *hands this* 20th *day of* July, *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.*

Floyd W. Primrose

Betty Sue Primrose

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia A. Norman, a Notary Public in and for said County and State, the within named Floyd W. Primrose and wife, Betty Sue Primrose,

the bargainor s, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of July, 1977.

Patricia A. Norman
Notary Public

Commission Expires 6-12-79

NOTARY PUBLIC · DAVIDSON COUNTY · TENN.

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.....

BOOK 5173 PAGE 859

WARRANTY DEED

FROM

FLOYD W. PRIMROSE, ET UX

TO

FLOYD W. PRIMROSE, ET AL

E 15692

IDENTIF. REFERENCE

JUL 21 11 56 AM '77

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

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

JUL 21 77	CONV	30,000.00				
JUL 21 77	S'TAX		B*	78.00		
JUL 21 77	PR'FEE		B*	.50		
JUL 21 77	W'DEED		B*	8.00	*	86.50