BOOK 5175 PAGE 321

To be assigned

THIS INSTRUMENT WAS PREPARED BY B. J. BOYD, ATTY°, ASHLAND CITY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to ~~creates~~ divide land owned by us into two separate tracts,

We, Paul T. Edwards and wife, Allie Mai Edwards,

have bargained and sold, and by these presents do hereby transfer and convey unto Willie Culwell, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Located in 14th. District of Davidson County, Tennessee:

Beginning at a corner fence post on S. margin of Baxter Road, and west margin of Harper Road at the intersection of the two roads; thence with Baxter Road, (south margin) N. 71° W. 204 feet to an iron pin and oak tree; thence N. 66° W. 300 feet to an iron pin; thence with a new line, severing the property of the grantors, S. 21° 15' W. 305 feet to an iron pin; thence S. 24° 45' E. 438 feet to a forked oak tree in Rediker's line; thence N. 62° E. with Rediker's line, 345 feet to a post on W. margin of Harper Road; thence with Harper Road four calls, as follows: N. 27° E. 151 feet to a post; N. 20° E. 63 feet to a post; N. 15° E. 117 feet to a post, and 50° W. 19 feet to the beginning, containing 5.67 acres, more or less.

Being part of the same land conveyed to Paul T. Edwards and wife, Allie Mai Edward by deed from Zack Culwell and wife, Willie Culwell, of record in Book 4218, Page 98, Register's Office for Davidson County, Tenn.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Willie Culwell, a widow, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Paul T. Edwards and wife, Allie Mai Edwards do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Willie Culwell, a widow, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Willie Culwell, a widow, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Paul T. Edwards and wife, Allie Mai Edwards, and their

heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Paul T. Edwards and wife, Allie Mai Edwards, and their heirs and assigns, forever.

And I do covenant with the said Paul T. Edwards and wife, Allie Mai Edwards, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Willie Culwell, a widow, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Paul T. Edwards and wife, Allie Mai Edwards, and their

heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th. day of March, 1977.

Willie Culwell

Paul T Edwards

Allie Mai Edwards

Trustee.

Brewer & Leaf Bills
3821 Baxter Road
Paul T. Edwards atty.

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, Paul T. Edwards and wife, Allie Mai Edwards, 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 23 day of June 19 77

G. W. Williamson
Notary Public.

My commission expires: COMMISSION EXPIRES MAY 14, 1978

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 Willie Culwell, a widow, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23 day of June 19 77

G. W. Williamson
Notary Public.

My commission expires: COMMISSION EXPIRES MAY 14, 1978

Deed

From:
PAUL T. EDWARDS AND WIFE,
ALLIE MAI EDWARDS
to:
WILLIE CULWELL, Trustee.

AND

From:
WILLIE CULWELL, A WIDOW Trustee.
to:
PAUL T. EDWARDS AND WIFE,
ALLIE MAI EDWARDS

16366

IDENTIF. REFERENCE

JUL 26 9 17 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

JUL 26 77 MISC B* 4.00 * 4.00

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE