This instrument prepared by:
James H. Hill, Atty.
320 Gallatin Rd. South
Madison, Tenn. 37115

BOOK 5197 PAGE 757

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James T. Conrad TR	JAMES T. CONRAD	052-03
JAMES T. CONRAD (NAME)	725 TAHLENA AVENUE	44 72
725 TAHLENA AVENUE (STREET ADDRESS)	MADISON, TENNESSEE 37115 (STREET ADDRESS)	
MADISON, TENNESSEE (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of - - - - - - - $10.00 - - - - - - - - - - - -
- - - - - - - TEN AND NO/100 - Dollars,

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

We, Thomas W. Chadwell, Martha Love C. Garrett, surviving heirs of H. B. Chadwell, Mack . Sawyer, Jr., Henrietta Sawyer Carroll and Mary Elizabeth Sawyer Worley, survivors of Elizabeth Chadwell Sawyer, who is now deceased and one of the heirs of H. B. Chadwell, the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said James T. Conrad

his (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, described according to a survey dated August 9, 1977, made by Southern Land & Associates, Inc., as follows:

BEGINNING at an iron pin on the westerly side of Larkin Springs Road, same being the southeasterly corner of the property described herein and being located 560 feet, more or less, northwardly from Sanitarium Road; thence leaving said Larkin Springs Road, North 86 deg. 19 min. 36 sec. West 232.28 feet to an iron pin; thence North 07 deg. 25 min. 06 sec. East 196.37 feet to an iron pin; thence South 86 deg. 34 min. 35 sec. East 218.69 feet to an iron pin on the westerly side of said Larkin Springs Road; thence with said road, South 03 deg. 27 min. 03 sec. West 196.91 feet to the beginning, containing 1.017 acres, more or less.

BEING part of the same property conveyed to Henry B. Chadwell, by deed from The Union Bank & Trust Company, of record in Book 270, Page 410, said Register's Office. The said Henry B. Chadwell having died intestate, title to said property is now vested in his heirs-at-law.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 3145.00

Subscribed and sworn to before me, this the 15 day of Sept 1977

Affiant Homer E. Chapman

My commission expires: Dec. 5, 1978 (Affix Seal)

Notary Public Mary E. Claus

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.

We further covenant and bind ourselves and 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 15 day of Sept, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas W. Chadwell

Martha Love C. Garrett

Henrietta Sawyer Carroll

Mack Sawyer, Jr.

X Mary Elizabeth Sawyer Worley
Mary Elizabeth Sawyer Worley

BOOK 5197 PAGE 758

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Thomas W. Chadwell, Martha Love C. Garrett, surviving heirs of H. B. Chadwell, Mack . Sawyer, Jr., Henrietta Sawyer Carroll and Mary Elizabeth Sawyer Worley, survivors of Elizabeth Chadwell Sawyer, who is now deceased and one of the heirs of H. B. Chadwell, *the within named bargainorS..., with whom I am personally acquainted, and who acknowledged that* they have *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison *this* 15 *day of* SEPT *,* 19 77

Homer E. Chase *Notary Public*

Commission expires 11-16-80

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 .....

SEP 16 77	CONV	*3,145.00			
SEP 16 77	S'TAX		B*	8.06	
SEP 16 77	PR'FEE		B*	.50	
SEP 16 77	W'DEED		B*	4.00	* 12.56

WARRANTY DEED

FROM Thomas W. Chadwell, Martha Love C. Garrett, et al

TO James T. Conrad TR

E 2 6 4 1 7

IDENTIF. REFERENCE

SEP 16 2 04 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

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