This instrument was prepared by Wm. G. Wilkinson, Attorney, Ashland City, TN 37015.

WARRANTY DEED

Mail BOOK 5234 PAGE 480

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert E. Ethridge (NAME)	(same) (NAME)	45
Route 3 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9.01
Ashland City, (CITY) Tenn. (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)----------

----------*Dollars,*

cash, paid by Robert E. Ethridge, the receipt of which is hereby acknowledged, and for other further valuable consideration, the receipt of which is hereby acknowledged, I,

James C. Dawson

have this day bargained and sold, and do hereby transfer and convey unto the said Robert E. Ethridge, and his

(successors), heirs and assigns,

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

Land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, located on the south side of Little Marrowbone Road at the mouth of Nickens branch as it empties into the Little Marrowbone Creek near the Cheatham County line and described according to a copy of a survey by C. J. Carney, Surveyor, May 20, 1963, as follows:

Beginning at a pin in the center of the Little Marrowbone Road; thence with the center line of said Road, South 43° 30' West 100 feet, South 55° West 348 feet to an iron pin; thence leaving said Road, South 40° East 230 feet to an iron pin in the north bank of said Little Marrowbone Creek; thence North 33° 26' East 150 feet; North 30° 20' East 100 feet, North 26° 26' East 226.6 feet to an iron pin; thence leaving said bank of said creek, North 43° 30' West 45.4 feet to the point of beginning.

And being the same property conveyed to James Charles Dawson and Robert E. Ethridge by deed from Ashland City Bank & Trust Company, of record in Book 5115, Page 592, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

The actual consideration or value whichever is greater, for this tranefer is $22,500.00

Affiant

Subscribed and sworn to before me, this the 6th day of December 19 77

Notary Public

My commission expires: 7/21/80 (Affix Seal)

This is improved ( ) unimproved ( ) 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 Robert E. Ethridge, and his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and represeniatives, to warrant and forever defend the title to said real estate to said* Robert E. Ethridge, and his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 6th *day of* December, 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 C. Dawson

STATE OF TENNESSEE }
COUNTY OF ~~XXXXXXXX~~ CHEATHAM }

Personally appeared before me, Wm. C. Wilkinson, *a Notary Public in and for said County and State,* James C. Dawson

the within named 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* 6th *day of* December, *1977*

Wm. C. Wilkinson
Notary Public

Commission expires 7/21/80

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 .....

DEC 19 77 CONV 27,500.00
DEC 19 77 S'TAX B* 58.50
DEC 19 77 PR'FEE B* .50
DEC 19 77 W'DEED B* 4.00 * 63.00

WARRANTY DEED

FROM

JAMES C. DAWSON

TO

ROBERT E. ETHRIDGE

E 42295

IDENTIF. REFERENCE

DEC 19 10 34 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238