THIS INSTRUMENT PREPARED BY: Robert A. Beatty
5601 Higdon Road
Joelton, Tenn. 37080

BOOK 5270 PAGE 355

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Beatty et ux (NAME:)	Same (NAME:)	M36
5601 Higdon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P29
Joelton, Tennessee 37080 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of -----TEN DOLLARS AND NO/100-----

----------($10.00)----------*DOLLARS*
cash in hand paid receipt of which is hereby acknowledged, and other good and valuable considerations,

STATE OF TENNESSEE }
CHEATHAM COUNTY: }

Office of the Register: 4 - 6, 1978.

I, BETTY J. ROSS, Cheatham County Register do certify that the foregoing instrument and certificate were received in my office at 11:50 o'clock A. M., on 4 - 6, 1978 entered in Note Book I, Page 17, and recorded in Book No. 193, Page 486. The following amounts were paid under Receipt No. 23163

STATE TAX: DEEDS: $ 117.00
STATE TAX: MTGS.: $ _____
PROBATE FEE : $ .50
RECORDING FEE : $ 6.00
TOTAL : $ 123.50

Betty J. Ross Register

We, James R. Arrington and wife, Margaret L. Arrington / *have bargained and sold, and by these presents do transfer and convey unto the said* Robert A. Beatty and wife, Marion N. Beatty

their *heirs and assigns, a certain tract or parcel of land in* ~~Davidson~~ Cheatham *County, State of Tennessee, described as follows, to-wit:*

Being in the 2nd Civil District of Cheatham and a portion in Davidson County, Tennessee.
Beginning at an iron pin in the NE corner where Arrington property joins Higdon Road in the west margin of Higdon thence west with said margin S 35° W (100.0 ft.) to an iron pin at a driveway; thence leaving said margin, run S 71° W (75.0 ft.) to an iron pin, with right of ingress and egress over existing driveway; thence N 77° W (300.0 ft.) to an iron pin; thence N 83°48' W (1751.5 ft.) to an iron pin; thence S 42° W (275.0 ft.) to an iron pin; thence N 09°50' W (306.0 ft.) to an iron pin; thence N 63° 15' E (41.0 ft.) to a nail in a small waterfall at intersection of branches; thence along center of branch N 58° E (269.0 ft.) to a nail in center of branch; thence N 36° E (75.0 ft.) to a point in center of branch near 15" beech on south bank; thence N 56° E (306.0 ft.) to a nail in large crooked root on east side of branch; thence N 37° E (207.0 ft.) to a point in branch across from an 8" beech; thence N 63°15' E (196.0 ft.) to a nail in center of branch; thence N 79° E (98.5 ft.) to a point in the center of branch marked by beech trees on the north and south side of branch; thence N 72° E (236.0 ft.) to a nail in centerline of branch; thence S 87° E (120.0 ft.) to a hole in rock in creek bed near beech tree; thence N 78° E (156.0 ft.) to a nail in centerline of creek near large hickory tree; thence N 48° E (79.5 ft.) to a nail in centerline of branch; thence S 73° E (297.0 ft.) to an iron pin on south edge of branch; thence leave said branch and run S 16° W (647.0 ft.) to an iron pin; thence S 64°30' E (868.0 ft.) to the point of beginning containing 31.08 acres more or less.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the _____ day of _____, 19__

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BOOK 5270 PAGE 356

Being a portion of the property conveyed to James R. Arrington and wife, Margaret L. Arrington, by deed from Juanita Underwood and husband, Benjamin Underwood, of record in Book 175, page 476, Register's Office for Cheatham County, Tennessee, and as recorded in Book 5004, page 222, Register's Office for Davidson County, Tennessee.

APR-6 78	CONV	45,000.00				
APR-6 78	W'DEED		B*	6.00	*	6.00

IDENTIF. REFERENCE

APR 6 3 21 PM '78

FELIX Z. ELLERS REGISTER
DAVIDSON COUNTY, TENN.

E 5 8 4 9 0

unimproved (X)
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 Robert A. Beatty and wife, Marion N. Beatty their *heirs and assigns, forever.*

And we *do covenant with the said* Robert A. Beatty and wife, Marion N. Beatty *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, James R. Arrington and wife, Margaret L. Arrington *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert A. Beatty and wife, Marion N. Beatty *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand on this* 4th *day of* April, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James R. Arrington
JAMES R. ARRINGTON

MARGARET L. ARRINGTON

Margaret L. Arrington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Susan A. Johnson; a Notary Public in and for said County and State, the within named James R. Arrington, and wife Margaret I. Arrington,

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 Joelton, Tennessee, this 4th day of Dec, 1978.

Susan A. Johnson, Notary Public.

Commission Expires 2-03-81

NOTARY PUBLIC STATE OF TENN. DAVIDSON COUNTY

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