Prepared By
ROBERT
Kelley, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
99-25	Mr/Mrs. David R. Stidham	~~Federal Land Bank~~ Same ~~Box 611~~ ~~Gallatin, TN. 37066~~
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
10D-29550	Hitt Lane	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

SEP 26 78	CONV	58,000.00			
SEP 26 78	S'TAX		B*	150.80	
SEP 26 78	PR'FEE		B*	.50	
SEP 26 78	W'DEED		B*	6.00	* 157.30

RONNIE H. SANDERS and wife, CAROL S. SANDERS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DAVID R. STIDHAM and wife, SHERYL STIDHAM

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1978 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26th day of September, 1978

Ronnie H. Sanders

Carol S. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5342 PAGE 658

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ronnie H. Sanders and wife, Carol S. Sanders the bargainor(s), 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, the 26th day of September, 1978.

Notary Public

My commission expires: 4-18-82

STATE OF TENNESSEE * NOTARY PUBLIC * DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 1978

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

STATE OF TENNESSEE * NOTARY PUBLIC * DAVIDSON COUNTY

WARRANTY DEED

FROM

RONNIE H. SANDERS AND WIFE

TO

DAVID R. STIDHAM AND WIFE

E 90826

IDENTIF. REFERENCE

SEP 26 2 23 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____ Notary Public

LAND in Davidson County, Tennessee, being a 12.97 acres, more or less, tract of land situated about one mile West of the City of Goodlettsville, Tennessee, and West of Hitt Lane and more particularly described according to a survey dated May 27, 1977, by John B. Kohl III, as follows: Beginning at a point in the center line of Hitt Lane, being the Northeast corner of the Fred Malone property and Southeast corner of the tract being conveyed herein; thence along said center line of Hitt Lane North 12 degrees West 50 feet to a point; thence North 4 degrees West 100 feet to a point; thence North 5 degrees East 100 feet to a point; thence North 18 degrees East 100 feet to a point; thence North 26 degrees East 100 feet to a point; thence North 35 degrees East 100 feet to a nail in the center line of said Hitt Lane, making a total of 550 feet along the center line of said road, being the Northeast corner of the tract conveyed herein; thence leaving center line South 71 degrees West 162 feet to a point; thence South 52 degrees 55 minutes West 472 feet to a point; thence South 43 degrees 57 minutes West 401 feet to a point; thence South 64 degrees 57 minutes West 820.5 feet to a point; thence South 72 degrees West 291.3 feet to a point; thence South 3 degrees 30 minutes West 280.6 feet to a point; thence South 76 degrees West 99.5 feet to a point; thence South 56 degrees 30 minutes East 250 feet to a point; thence North 56 degrees East 1,675 feet to a point; thence South 83 degrees East 91.8 feet to a point; thence North 75 degrees East 168.6 feet to the point of beginning, containing 12.97 acres, more or less.

Being part of the property conveyed to Ronnie H. Sanders and wife, Carol S. Sanders, by deed from Clara Lee Heist, a widow, as of record in Book 4534, page 314, said Register's Office.