BOOK 5393 PAGE 974

Prepared by:
Rutherford, Crockett & Guenther, Attys
306 Nashville Trust Bldg

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES WALLER	SAME	29 - 96 a.e.
(NAME:)	(NAME:)	
5501 Clarksville Hwy.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN. 37080		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mail

For and in Consideration of the sum of FIFTY THOUSAND AND NO/100----------
----------($50,000.00)----------*DOLLARS*

cash in hand paid the receipt of which is hereby acknowledged,

We, Third National Bank in Nashville, as Conservator of the Estate of James Burk McCormick, pursuant to the final decree of record in Minute Book -257-, Page -112-, Probate Court

have bargained and sold, and by these presents do transfer and convey unto the said JAMES WALLER, his

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

Land in the 14th Civil District of Davidson County, Tennessee, described as follows; Beginning at a point on the Clarksville Highway on the west margin of said tract from a set steel pin on a line northward North 1° 01' 48" east for 1,573.49 feet to a point at a 25 inch Beech tree, then eastward on the back line, running generally with and intermittently intersecting Bear Branch Creek, North 57° 03' 17" East for 298.02 feet to a 25 inch Beech tree, then north 53° 46' 56" East for 298.32 feet to a 36 inch stump, then North 63° 49' 30" east for 198.22 feet to a 36 inch Beech tree, then north 76° 18' 40" east for 318.80 feet to a set steel pin, then north 89° 56' east for 313.5 feet to a set steel pin at the north end of the east boundary, then turning southward, running generally along a drain past a 30 inch Sugar Maple tree near said line, south 3° 38' 05" west for 1,261.88 feet to a steel post set in concrete, then turning southwestward, running generally along a drain, south 65° 12' 57" west for 895.37 feet to a post at a 42 inch Elm tree, then turning southward, running with the fence line south 1° 57' 26" east for 484.49 feet to a post, thence turning southeastward, running on a line, south 61° 32' 54" east for 195.0 feet to a set steel pin, then turning southwestward on a line south 26° 23' 08" west for 168.0 feet to a post on the Clarksville Highway, Tennessee Highway No. 112, then turning northwestward on a line parallel with the said Clarksville Highway running north 62° 00' 00" west for 612.31 feet to the set steel pin at the beginning, containing 41.979 acres more or less.

Being the same property surveyed by John B. Cole, III, in a survey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 31 ST day of JANUARY 1979

S.R. Bramlett, TRUST OFFICER
Affiant

My commission expires: SEPTEMBER 1, 1980
(Affix Seal)

Carlene Farmer
Notary Public

dated November 4, 1977, and revised December 5, 1977. Including but excluding from the above described property is a 3 acre tract of land conveyed to William Cantrell and wife of record in Book 4379, page 753, Register's Office, reference is made to said description therein as though copied herein.

Being the same property conveyed to James B. McCormick and wife, Amelia McCormick by deed from Mrs. Fannie Judkins et vir of record in Book 1085, Page 393, said Register's Office, the said Amelia McCormick having since died.

unimproved ( )
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 JAMES WALLER, his ..... *heirs and assigns, forever.*

And I *do covenant with the said* JAMES WALLER ..... *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I ..... *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* JAMES WALLER, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 31st *day of* August, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Third National Bank in Nashville,
Conservator of the Estate of
James Burk McCormick

By: [signature] Trust Officer

Attest: [signature] ESTATE OF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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, Earline Frank, *a Notary Public of the State and County aforesaid, personally appeared* S.R. Bloomfield and L.S. Williams, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves ~~self~~ *to be* Trust Officer and Real Estate Officer *of the* Third National Bank in Nashville, *the within named bargainor, a corporation, and that* they ~~he~~ *as such* Trust Officer and Real Estate Officer, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves ~~himself~~ *as* Trust Officer and Real Estate Officer.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 31st *day of* January, *19*79.

Earline Frank
Notary Public

Commission Expires April 1, 1982.

EARLINE FRANK NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

TO

FEB 9 3 40 PM '89
FILED FOR RECORD
DAVIDSON COUNTY, TENN.
REGISTER
INCORRECT
T

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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SEQUENCE NO. 89018407