BOOK 5620 PAGE 116

7453 07/02 27.70- CHECK

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendell E.Ford and wife, Anna L. Ford (NAME)	SAME (NAME)	Part of Map 11, Parcel 51
108 Ellen Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville Tn. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Ben Carlton Dunn, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendell E. Ford and wife, Anna L. Ford

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HERE IN).

F 95945

IDENTIF. REFERENCE

JUL 2 9 57 AM '80

FILED AND RECORDED
DAVIDSON COUNTY, TENN.

unimproved (X)
This is improved ( ) property, known as (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of June, 19 80

Ben Carlton Dunn

Ben Carlton Dunn

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Ben Carlton Dunn, the 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 Nashville, Tennessee this 27th day of June, 1980

Commission Expires: 7-29-81

Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ____ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

Ben Carlton Dunn, an unmarried person

TO

Wendell E. Ford and wife, Anna L. Ford

RETURN TO:

Dearborn & Ewing

ATTORNEYS

NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 7,014.60

Wendell E Ford

Subscribed and sworn to before me this 30th day of June, 1980

My Commission Expires: 7/17/83

Notary Public

EXHIBIT A

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point, said point being located a distance of 50' on a line N 5° 15' E from a spike in the center of Freeman Road and lying in the center of said road; thence leaving said road on a line N 84° 45' W for a distance of 400.00' to a point; said point being a wooden stake; thence going N 57° 14' W a distance of 2093.13' to a point; said point being an iron pin locating a corner of the Freeman Heirs Property; thence along a line N 83° 30' E a distance of 630.00' to a point; said point being an iron pin locating a corner of the Freeman Heirs property; thence going S 56° 00' E a distance of 1870.00' to a point, said point being in the center of Freeman Road and marked by a railroad spike; thence going S 5° 15' W a distance of 196.00' to the point of beginning, said tract containing 18.2 acres, more or less.

Being part of the same property conveyed to Ben Carlton Dunn and wife, Judith Ann Dunn, by deed from Jimmy D. Baker and wife, Ann Joyce Baker, of record in Book 4824, page 185, Register's Office for Davidson County, Tennessee, and corrected by Deed of Correction in Book 4895, page 232, said Register's Office, and by quitclaim deed from Judith Ann Dunn to Ben Carlton Dunn, of record in Book 5328, page 340, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the following:

Being parts of Tracts 1 & 2 of land in the 10th Civil District of Davidson County, Tennessee, comprising together Tract 10 on an unrecorded subdivision of the H. S. Freeman Heirs Property, and being a part of a tract known as the H. S. Freeman Lands, a plat of which is of record in Book 332, page 58, described according to a survey by John Kohl, Surveyor, as follows:

Beginning at a point in the center of Freeman Hollow Road at the southeast corner of the property conveyed to George Burnett as recoded in Book 4384, page 918, Register's Office for Davidson County, Tennessee; thence in a southeasterly direction, with said centerline, along a curve to the east having a radius of 585 feet, a distance of 196.00' to a point; thence, leaving said centerline, South 68 degrees 54' 26" West 258.00' to a point; thence, North 20 degrees 23' 57" West 650.00' to a point in the south line of Burnett; thence, with said line, South 56 degrees 00' 00" East 575.00' to the point of beginning, containing 3.00 acres, more or less.

Being the same property conveyed to Roy T. Weatherholt and wife, Betty R. Weatherholt, by deed from Ben Carlton Dunn and wife, Judith Ann Dunn, of record in Book 5124, page 448, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			7014.60- CO	
			18.20 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 27.70-	
7453A07/02/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 95945

T
IDENTIF. REFERENCE

JUL 2 9 57 AM '80

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TENN.

No. 765817