WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
8-128	Mr/Mrs Cecil Wayne Rankhorn	Federal Land Bank Box 811 Gallatin, TN. 37055
FIELD BOOK NUMBER(S) 14D-38265	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Bidwell Road	LOAN OR ACCOUNT NO.
		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,

LYNDALL L. HALL and wife, BEVERLY J. HALL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CECIL WAYNE RANKHORN and wife, JOYCE ANN RANKHORN

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:

Being in the 14th Civil District of said County, being shown as Tract No. 4 on a survey dated June 14, 1974, made by Stanford & Associates, Inc., Engineers, described as follows: Beginning at a point in the westerly right of way of Bidwell Road, common front corner of Tracts Nos. 3 and 4 on said survey; thence leaving said right of way with the line between said two tracts, north 68 degrees 02 minutes 58 seconds west 1232.26 feet to a point; thence north 40 degrees 42 minutes 43 seconds east 120.00 feet to a point, common rear corner of Tracts Nos. 4 and 5 on said survey; thence with the line between said two tracts, south 69 degrees 47 minutes 18 seconds east 1190.93 feet to a point in the westerly right of way of said Bidwell Road; thence with said right of way, south 20 degrees 41 minutes 40 seconds west 149.80 feet to the point of beginning, containing 3.654 acres, more or less.

Being the same property conveyed to Lyndall J. Hall, by deed from Lucien Caldwell Creel and wife, Emma Elizabeth Creel, as of record in Book 5269, page 504, and to Lyndall L. Hall and wife, Beverly J. Hall, by Quitclaim deed of record in Book 5433, page 104.

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.

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 16th day of December, 19 80

X Lyndall L. Hall
Lyndall L. Hall

X Beverly J. Hall
Beverly J. Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5691 PAGE 301

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Lyndall L. Halland wife, Beverly J. Hall 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 16th day of December, 1980.

My commission expires: [illegible]

X Margie Dixon
Notary Public

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

X Cecil Wayne Rankhorn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE [illegible] DAY OF December, 19 80

MY COMMISSION EXPIRES [illegible] (AFFIX SEAL) Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED FOR RECORD
AT 3:12 P.M.
DEC 16 1980
REGISTER'S OFFICE

G 22236

RUSH

IDENTIF. REFERENCE

DEC 16 3 12 PM '80

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

WARRANTY DEED

FROM
LYNDALL L. HALL and wife

BEVERLY J. HALL

TO
CECIL WAYNE RANKHORN and wife

JOYCE ANN RANKHORN

6 1 12/16 157.30 CHECK

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: _____

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5691 PAGE 302

RECEIVED OF _____

FOR _____

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
			58000.00-	CO
			150.80	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	157.30-
0651A	12/16/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 22236

IDENTIF. REFERENCE

Dec 16 3 12 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 797909