G71366

# WARRANTY DEED

MAIL ENV.

IDENTIF. REFERENCE

DEC 9 9 17 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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see back

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF December 1981.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. R. Baker, attorney at law (NAME), 205 North Main Street, Ashland City, Tennessee 37015 (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| same (NAME) | Mr. and Mrs. Walter Williams (NAME) | Map 161 |
| (STREET ADDRESS OR ROUTE NUMBER) | Box 234, Route #1 (STREET ADDRESS) | Parcel 44 |
| (CITY) (STATE) (P. O. ZIP) | Pleasant View, Tennessee 37146 (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, Walter Williams,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louise Williams, Walter C. Williams, Gloria Williams Chambliss, Lou Lavonne Williams Whitley, Robert Lamar Williams, Katie Williams Whitaker, and Dennis Dean Williams,
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:

it being the intention of this instrument to convey to the six said grantees except Louise Williams the remainder interest as tenants in common in fee simple in the said land, subject to a life estate retained by me and by my wife, the said Louise Williams, as tenants by the entirety; and it being the intention of this instrument to convey to the said Louise Williams a life estate as tenant by the entirety with me in the said land, to wit:

a portion of Miss Mattie Williams' farm being designated as tract number 5 on the plat of the C. K. McLeomore survey; located in the 6th Civil District of Davidson County, Tennessee; bounded in general on the north by Miss Mattie Williams' estate and Old Hickory Boulevard, on the east by Cate, Kinney, Tom Smith, Markin, and Morris, and on the south and west by Miss Mattie Williams' estate, more particularly described as follows:

beginning at a corner post in the south margin of Old Hickory Boulevard in Cate's north boundary line; thence with Cate's north line north 85½° west 313 feet to a fence post; thence with the west fence line of Cate, Kinney, Smith, and Markin, south 1°25' west 1,022½ feet to a hackberry tree; thence with Markin's west line south 8¼° east 44.3 feet to a cedar tree; thence south 24½° east 144.4 feet and south 88½° east 58 feet; thence with Morris' west line south 1°45' west 161 feet to an iron post; thence with the following four new staked lines: south 87° west 318 feet to an iron post, north 1° west 1,233.65 feet to an iron post, south 67°45' east 142.8 feet to an iron post, and north 1¼° east 490 feet to an iron post in the south margin of Old Hickory Boulevard; thence with the said south margin of Old Hickory Boulevard south 58° east ninety feet, south 51½° east seventy feet, south 46°45' east 44 feet, south 44°5' east 92½ feet and with a curve to the left with radius of 523.26 feet for a length of 249.6 feet to the point of beginning, containing 9.4 acres more or less;

(continued on back of this sheet)

This is unimproved ( ) 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 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 7th day of December, 19 81

Walter C. Williams

Walter Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Sam M. Balthrop, a Notary Public in and for said County and State, the within named Walter Williams

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 Ashland City this 7th day of December, 19 81

Commission Expires 1-29-83 Sam M. Balthrop Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF }
County }

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 the _____ day of _____, 19__

My commission expires _____ Notary Public

(continued from front of this sheet):

being the same land conveyed to Walter Williams from Claude Callicott, executor of the will of Martha Ann Williams, by instrument recorded at page 99 of Book 4600 in the Register's office of Davidson County, Tennessee.

State of Tennessee §
Cheatham County §

Personally appeared before me, the undersigned authority, duly commissioned and qualified, Robert L. Williams, who, having been first duly sworn, made oath that he is the grantee of the property described in the attached warranty deed; that, as of the date hereof, the total value of the remainder conveyed to him and others by said warranty deed is the sum of $14,477; that the undersigned grantee arrived at the above-stated value by direct reference to the Annuity Valuation Table found in Volume 16 of the Tennessee Code Annotated, more specifically, the table entitled Actuaries' Combined Experience Table of Mortality. The factors used in determining the value of the remainder were as follows: 1. Total value of property- $18,800; 2. Grantor's age at date of recording-78; 3. Applicable per cent- 6%; 4. Applicable mortality index number- 3.832.

Robert L. Williams

Sworn to and subscribed before me this December 7th, 1981

Sam M. Balthrop NOTARY PUBLIC STATE OF TENNESSEE

My commission expires: 1-29-83

2112 12/09 44.20- CHECK

WARRANTY DEED

FROM WALTER WILLIAMS

TO ROBERT LAMAR WILLIAMS et al.

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5828 PAGE 732

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 14477.00- CO | |
| | | | 37.70 CO TX | |
| | | | .30 PRFEE | |
| | | | 6.00 MISC | |
| | | | CHECK | 44.20- |
| 21128 | 12/09/81 | | BAL. | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 1 3 6 6

IDENTIF. REFERENCE

DEC 9 9 17 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 857067