This instrument prepared by Wm. Thomas McHugh, 26th Floor, First American Ctr
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Roberts (NAME:)	(same) (NAME:)	168-46
Route 1, Box 79 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 6053 PAGE 73
Kingston Springs, TN (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirty one Thousand Nine Hundred Thirty-five and 40/100ths ($31,935.40) *DOLLARS*

and other good and valuable considerations, including the assumption by the Grantee of the payment of property taxes which are pro rated to date of deed,

H 46538

IDENTIF. REFERENCE

MAY 9 9 33 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Wm. Thomas McHugh and Stephen H. McHugh co-executors of the estate of Florine Wilson Joslin, deceased,

have bargained and sold, and by these presents do transfer and convey unto the said James M. Roberts

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

Lying in the 9th Civil District of said county, and beginning at the southwest corner of a tract of land owned by Earl C. Joslin and wife Florine Wilson Joslin, by deed from Henry Sinclair and wife Beth Joslin Sinclair, by deed of record in book 1166, page 169 RODC Tennessee; thence westwardly along the center line of the Old Centerville Road 726.1 feet to a point; thence North 10°43' West 77.5 feet to a 24 inch Elm Tree; thence North 3°3' East 40.5 feet to a rock; thence North 20°49' East 67.2 feet to a point; thence North 75°08' East 676.5 feet to a point in the west boundary line of Earl C. Joslin and wife; thence South with the west boundary of Earl C. Joslin and wife, to the beginning containing 2.7 acres, more or less. Being the same property conveyed to Earl C. Joslin and wife Florine Wilson Joslin by deed from P.. B. Kinnie and wife Frances Linton Kinnie as of record in book 1631 page 417 RODC Tennessee.

-and-

Beginning at a stone, Beech Pointer, N.E. corner of a tract of land deeded by Margaret P. Allison to L. F. Joslin, also being, beginning corner of a tract of land sold by L. F. Joslin to D. E. McPherson, thence with said McPherson's line of same, S. 75 Degrees W. 18 Poles to a stake, his corner, on a high ridge, thence with his line west 1 1/2 poles to a stake in his line, sugar tree pointer being now N.E. corner of L. F. Joslin, thence with a dividing line between the tract of land herein conveyed and L. F. Joslin's lands, S. 10 degrees East 42 poles to a stake,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Subscribed and sworn to before me, this the 6th day of May 19 83

Affiant

My commission expires: (Affix Seal)

Notary Public

ironwood dogwood and sasafras pointers, his corner; thence with his line S. 20 degrees W. 18 poles to a black gum and dogwood, his corner, thence with his line S. 10 degrees E. 77 poles to a stake, his corner, in south boundary of present highway, and in the north boundary line of a tract of land sold by L. F. Joslin to J. S. Richardson, thence with his line of said and with south boundary of said highway, N. 75 degrees E. 4 poles to a stake in same, his corner, thence with his line N. 85 degrees E. 6 poles to a stake, his corner, in south boundary of said highway, thence with his line S. 88 degrees east 7 3/4 poles to a stake, his corner, in south boundary of said highway, and in west boundary line of another tract of said D. E. McPherson, thence with his line of same N. 13 degrees W. 55 poles to a cedar stump, his corner, white oak and sasafras pointers, chestnut called for, thence with his line N. 3 degrees E. 80 poles to the beginning, containing 14 3.8 acres, more or less and being the eastern portion of 118 acres, also the northern portion of a one acre (more or less) tract, both of which were sold by Margaret P. Allison to L. F. Joslin, the southern portion of the one acre tract having heretofore been sold by L. F. Joslin to J. S. Richardson.

Being the same property conveyed to the undersigned Mrs. Beth Joslin Sinclair by deed from L. F. Joslin and wife of record in deed book No. 736, page 469, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as Route 5 (House Number) Highway 100 (Street), Nashville (P. O. Address:), Tennessee 37221 (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 M. Roberts his *heirs and assigns, forever.*

And we *do covenant with the said* James M. Roberts *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.*

And we, as Co-Executors *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James M. Roberts his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 6th *day of* May, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

as co-executors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Donna M. Randall, *a Notary Public in and for said County and State, the within named* Wm Thomas McHugh and Stephen H. McHugh (Co-Executors of the estate of Florine Wilson Joslin, deceased)

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* 6th *day of* May, *19* 83.

Notary Public.

Commission Expires 10/21/84.

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, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*..... ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6053 PAGE 76

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
			3800[illegible]- CO	
			00.00 CO TX	
			.50 PRFE	
			5.00 MOST	
			CHECK	92.70-
			5916A05/05/83 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FILED FOR REGISTRATION
DAVIDSON COUNTY, TN
MAY 9 9 33 AM '83
IDENTIFICATION REFERENCE
FEE $ 1.00

No. 947454