THIS INSTRUMENT PREPARED BY: VICKY V. KLEIN, ATTORNEY, 907 TWO MILE PARKWAY, BUILDING E, GOODLETTSVILLE, TN 37072

Mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LESTER B. ARMISTEAD, ET UX	SAME	MAP 12
(NAME:) 8333 Old Springfield Road	(NAME:)	PARCEL 1
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville Tn 37072	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND 00/100----------
----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

BOOK 6071 PAGE 331

H52684

IDENTIF. REFERENCE

JUN 0 8 24 AM '83

FELIX A. ELLIS, REGISTER
DAVIDSON COUNTY, TN

MAUDE DRAPER, widow, hereinafter referred to as Grantor,
.....*have bargained and sold, and by these presents do transfer and convey unto*
the said .....LESTER B. ARMISTEAD AND WIFE, LINDA D. ARMISTEAD, hereinafter.....
referred to as Grantees, their ..... *heirs and assigns, a certain tract or parcel of*
land in...Davidson.....*County, State of Tennessee, described as follows, to-wit:*

Land in the 20th Civil District of Davidson County, Tennessee, described as follows: Beginning at a stake in J. C. Byrns tract, One pole East of Mrs. Sarah Byrns N. W. lower corner; thence N 14° E 39 poles to a stake; thence N 74° W 7 poles to a stake; thence N 16° 34-1/4 poles to a stake; thence N 21° W 25 poles to a stake; thence N 75° W 45.2 poles to a stake in old Wm. Luton original East boundary line; thence with said line South 11° W 3.4 poles to a stone; thence N 73-1/4° W 26-1/4 poles to a Water Gap; thence with a ravine S 21° W 40 poles; thence S 34° W 2 poles to the center of a road, Culvert; thence continuing with said ravine, S 25-1/4° W 26 poles to center of a bridge on County Road; thence S 24-1/4° W 31 poles to an ash near the top of a hill; thence with the line of a pailing fence S 6° W 8.6 poles to a walnut; thence S 1/2° E 30 poles to a stake near two hickorys in W. O. Shiver's old line; thence with Shiver's line E 31 poles to a beech the southwest corner of a tract of land conveyed to Wm. Lutton by deed from J. B. Luton; thence with the line of the J. C. Byrns tract E 58 poles to a beech; thence N 20° E 16 poles to a stake; thence N 1° E 16 poles to a stake; thence S 80° E 1 pole to the beginning, containing 77-1/2 acres more or less.

INCLUDED in the above description but EXCLUDED from this conveyance is a portion of the above described premises having been heretofore conveyed to B. M. Luton, by deed of record in

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 4 day of June 1983

Affiant

My commission expires: 4/21/85 (Affix Seal)

Notary Public

3561

Book 329, page 266, Register's Office for Davidson County, Tennessee described as follows: Land in the 20th Civil District, Davidson County, State of Tennessee: Said land bounded and described as follows: Beginning in the center of Henderson division of Louisville and Nashville Railroad and running N 60° W 31 poles to Culvert in said railroad in B. M. Luton's south boundary line; thence N 21° E 49 poles and 18 links with meanders of drean or ditch to Water Gate; thence S 73° E with B. M. Luton's line to stone; thence S 15° W 55 poles to the beginning, containing 9-1/2 acres more or less.

ALSO INCLUDED in the above description but EXCLUDED from this conveyance is a portion of the above described premises having been heretofore conveyed to James Patton by deed of record in Book 869, page 120, Register's Office for Davidson County, Tennessee, described as follows: Land in the 10th Civil District situated about 4 miles north of Goodlettsville, Tennessee on Mansker's Creek beginning at a point the southwest corner of S. D. Patton's land and running with his line northerly 525 feet to J. E. Polk's line; thence westerly 435 feet to the east bank of said creek; thence in a southerly direction with said east bank of Mansker's Creek 600 feet to a point in said Luton's line near walnut tree; thence easterly in a straight line, 514 feet to the beginning, containing about 5-1/2 acres more or less.

The above described property being identified as Map 12, Parcel 1, on the Tax Map Records of Metropolitan Nashville Davidson County, containing 65.74 acres, more or less.

Being a portion of the same property conveyed to Carlos H. Draper and wife, Maud Jones Draper, by deed of record in Book 2862, page 89, Register's Office for Davidson County, Tennessee, the said Carlos H. Draper having since died, property now vests solely in Maud Jones Draper.
Maud Jones Draper and Maude Draper are one and the same person.

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 Grantees, their *heirs and assigns, forever.*

And I *do covenant with the said* Grantees *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, my *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.*

Witness my *hand this* 4 *day of* June, *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.*

Maude Draper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State, the within named* MAUDE DRAPER, widow

the bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville *, Tennessee, this* 4 *day of* June *, 19* 83

Cindy F. Waddey *Notary Public.*

Commission Expires 4/21/85

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_____ COOK 6071 PAGE 334

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

16000.00- CO
46.00 CO TX
.50 PRFEE
5.00 WDEED
CHECK 56.30-
3361A06/08/83 BAL .03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 52684

IDENTIF. REFERENCE

JUN 09 24 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 954681