BOOK 199 PAGE 575

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ CHEATHAM }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Jerry Chesnut
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd. DAY OF April, 19 77

Rebecca Stewart
Notary Public

MY COMMISSION EXPIRES: Jan. 21, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
B. J. Boyd, Atty., Ashland City, Tennessee 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Chesnut (NAME)	Same (NAME)	39 120 part
40 Music Square E. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 121586 (STREET ADDRESS)	
Nashville, Tenn. 37203 (CITY) (STATE) (P. O. ZIP)	Nashville Tenn 37212 (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, Roy M. Bracey and wife, Flora Harris Bracey,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Chesnut,

HEREINAFTER CALLED THE GRANTEE, ~~THEIR~~ HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN 3rd. DISTRICT OF CHEATHAM DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Beginning at a concrete monument, Buna Bracey Harper's S. W. corner of 115 acres tract; and in the north line of the E. C. Bracey property; thence with north line of E. C. Bracey property, S. 87° W. 963.3 feet to a concrete monument in Bill Felts' line; thence with Felts' east line, N. 2° 30' E. 2,256.75 feet to an iron pin on north side of a terrace; thence in an easterly direction about 968 feet to an iron pin in west line of Buna Bracey Harper's property; thence with said Harper's east line, S. 2° 30' W. 2542.7 feet to the beginning, containing 58.3 acres, more or less.

And being part of the same property conveyed to Roy M. Bracey and wife, Flora Harris Bracey, by deed from Kenneth Harwell, Trustee, of record in Book 97, Page 411, Register's Office for Cheatham County, Tennessee.

There is also included in this conveyance the right to use a 50 foot right of way along the east boundary line of the remaining land of the grantors, and the old road bed as now located. The use of said right of way also includes all future owners of the land hereby conveyed.

Taxes for 1977 will be prorated.

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 our hand s this 2nd. day of April, 19 77

Roy M. Bracey

Flora Harris Bracey

12/22

1603

STATE OF TENNESSEE
Davidson County
CHEATHAM

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Personally appeared before me, Rebecca Stewart, a Notary Public in and for said County and State, the within named Roy M. Bracey and wife, Flora Harris Bracey,

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 Ashland City, Tennessee, this 2nd day of April 19 77.

Commission expires Jan. 21, 1979.

Rebecca Stewart
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM

ROY BRACEY AND WIFE,

FLORA HARRIS BRACEY

TO

JERRY CHESNUT

STATE OF TENNESSEE }
CHEATHAM COUNTY }

Office of the Register: 4-5, 1977

I, BETTY J. ROSS, Cheatham County Register do certify that the foregoing instrument and certificate were received in my office at 9:00 o'clock A.M., on 4-5, 1977, entered in Note Book 14, Page 243, and recorded in Book No. 189, Page 81, The following amounts were paid under Receipt No. 18947

STATE TAX DEEDS: $52.00
STATE TAX MTGS.: $
IN RATE FEE : $ .50
RECORDING FEE : $ 4.00
TOTAL $56.50

Betty J. Ross Register

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37206

IDENTIFICATION REFERENCE

DEC 22 3 21 PM '83

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