FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS TRANSFER~~ IS $ 14,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 19 84.

Notary Public

MY COMMISSION EXPIRES: 2/15/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Pat Nichol (NAME) Attorney at Law, 941 Richards Rd., Antioch, TN 37013 (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jimmy E. Allen et ux (NAME) | same (NAME) | Map 53, Par 36 (Cheatham County) |
| 5621 Higdon Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Joelton, TN 37080 (CITY) (STATE) (P. O. ZIP) | (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, Jerry Shively, Administrator of the estate of Mabel Elizabeth Kittell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy E. Allen and wife, Brenda G. Allen,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Cheatham County DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Beginning at an iron pin on the west margin of Higdon Road, Robert A. Beatty NE corner, Book 193, Page 486, in Cheatham County, thence running with said north line North 64 degrees, 30 minutes, 0 seconds West, 868 feet to an iron pin this survey, thence, north 18 degrees, 43 minutes, 42 seconds East 646.23 feet to an existing iron pin on the south side of a branch, thence up said branch, South 83 degrees, 41 minutes, 35 seconds East, 135.69 feet to an existing iron pin in the forks of a hollow, thence South 31 degrees, 40 minutes, 52 seconds East, 168.00 feet to an iron pin, thence South 33 degrees, 40 minutes, 52 seconds, East, 264.00 feet to an iron pin, thence South 49 degrees, 40 minutes, 52 seconds East 80.00 feet to an iron pin, thence with two lines claimed by Mabel Kittel and agreed by Joseph E. Clark, North 40 degrees, 26 minutes, 15 seconds, East, 210.19 feet to an iron pin, thence South 49 degrees, 42 minutes, 38 seconds East, thence passing an iron pin at 373.15 feet, in all 385.04 feet to a point in the center of Higdon Rd., thence with the center of said Road, South 15 degrees, 22 minutes, 59 seconds west, 50.93 feet to a point, thence with a curve to the left having the following characteristics, Delta 5 degrees, 56 minutes, 59 seconds; Radius, 1211.40; Lenth 125.79 feet; Chord South 12 degrees, 24 minutes, 30 seconds west, 125.74 feet to a point, South 09 degrees, 26 minutes, 01 seconds west, 43.71 feet to a point, thence with a curve to the right having the following characteristics, Delta 39 degrees, 49 min. 53 seconds; Radius, 207.01; Length 143.91 feet; Chord South 29 degrees, 20 minutes, 57 seconds west, 141.03 feet to a point, thence South 49 degrees, 15 minutes, 54 seconds west, 169.38 feet to a point, thence with a curve to the left having the following characteristics, DElta 07 degrees, 40 minutes, 27 seconds; Radius 270.35 feet, length 36.21 feet, chord of South 45 deg. 25 min. 40 sec. West, 36.18 feet to a point then leaving said road, north 64 deg. 30 min. 00 sec. West, 15.13 feet to the beginning; containing 13.03 acres more or less. BEING THE SAME PROPERTY conveyed to Jerry Shively, Administrator of the estate of Mabel Elizabeth Kittell, by order of the Probate Court for Davidson County, Tennessee as of record in Minute Book 290, Page 270, entered April 2, 1984.

This is unimproved ( ) improved (XX) property, known as 5621 Higdon Road (House Number) (Street) Joelton, TN (P. O. Address) 37080 (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~~ 5th day of May, 19 84

Jerry Shively

JERRY SHIVELY, Administrator of the Estate of Mabel Elizabeth Kittell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Pat Nichols, a Notary Public in and for said County and State, the within named Jerry Shively

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 Nashville, Tennessee, this 5 day of May, 19 84

Commission expires 12/5/85

Pat Nichols
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**
Jerry Shively, Administrator of the Estate of Mabel Elizabeth Kittell

**TO**
Jimmy E. Allen and wife, Brenda G. Allen

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIF. REFERENCE

20121

MAY 11 4 10 PM '84

PETTY BOSTICK REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 14700.00- CONSIT. | |
| | | | 38.22 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 44.72- |
| 6152A05/11/84 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 1 8 0 2

IDENTIF. REFERENCE

MAY 11 4 10 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35684