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B&F 30

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

Dennis W. Castle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 1984

Notary Public

MY COMMISSION EXPIRES 1-1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dennis W. Castle, etal (NAME)	Same (NAME)	63-16 (Cheatham)
6688 Old Clarksville Highway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	45-27 (Davidson)
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, Lewis H. Sadler and wife, Jacqueline J. Sadler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis W. Castle and wife, Deborah A. Castle and James Michael Ragsdale and wife, Deborah C. Ragsdale

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN lying partially in Davidson County and in the 1st Civil District of Cheatham ~~DAVIDSON~~ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING at a point in the center of Marrowbone Creek and a hollow, also Freudeman's corner; thence, with Freudeman's line as follows: S 34 degrees 42 minutes E 787.8 feet; S 47 degrees E 330 feet to an iron pin; thence S 75 degrees E 68 feet to an iron pin; thence S 32 degrees 30 minutes E 168 feet to an iron pin; thence S 17 degrees E 642.2 feet to an iron pin; thence S 57 degrees E 200 feet to the center of a drain; thence S 0 degrees 59 minutes E 927.6 feet to an iron pin; thence S 66 degrees E 142.3 feet to an iron pin; thence S 27 degrees 30 minutes W 354.8 feet to an iron pin, same being the corner of a tract conveyed to Charles O. Boyd; thence, with the east line of said Boyd tract, N 29 degrees 31 minutes W 3237.2 feet to a point in Marrowbone Creek; thence, with said Creek, N 60 degrees E 475.5 feet to the point of beginning, containing 37.98 acres, more or less.

BEING the same property conveyed to Lewis H. Sadler and wife, Jacqueline J. Sadler by deed from Charles L. Reynolds and wife, Helen L. Reynolds, of record in Book 5282, page 537, Register's Office for Davidson County, Tennessee; and of record in Book 189, page 231, Register's Office for Cheatham County, Tennessee.

This conveyance is subject to a 15-foot easement for ingress and egress conveyed to Charles O. Boyd, of record in Book 126, page 446, Register's Office for Cheatham County, Tennessee.

This conveyance includes an easement from Paul E. Freudeman and wife, together with all the conditions and recitals therein, of record in Deed Book 128, page 11, Register's Office for Cheatham County, Tennessee.

This is unimproved (X)
is 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 hands this 16th day of July, 19 84

Lewis H. Sadler
Lewis H. Sadler

Jacqueline J. Sadler
Jacqueline J. Sadler

CHECK 07/17 42.90-4196

11

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lewis H. Sadler and wife, Jacqueline J. Sadler

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 16th day of July 1984

Commission expires 1-19-86

Notary Public

*or proved to me on the basis of satisfactory evidence.

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

Lewis H. Sadler and wife,

Jacqueline J. Sadler

TO

Dennis W. Castle and wife, Deborah A. Castle and James Michael Ragsdale and wife, Deborah C. Ragsdale

I 3 6 8 7 8

IDENTIF. REFERENCE

JUL 17 11 46 AM '84

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

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
			14000.00-	CANT.
			36.40	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	42.90-
			4196A07/17/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 6 7 8

IDENTIF. REFERENCE

JUL 17 11 45 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0053243