222

FILED FOR RECORD NOvember 23, 1992 at 8:00 O'Clock A.M.

BILL GARRETT, Davidson County
Trans:T20160089868 DEEDWARR
Recvd: 10/12/16 09:45 2 pgs
Fees:12.00 Taxes:0.00
20161012-0107809

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Walter O. Booker and wife, Lesa C. Booker P.O. Box 774 Joelton, TN. 37080	Same	Cheatham Co. Map 39, Parcel 75.01, Davidson County, P/O Map 13, Parcel 11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Lesa C. Booker
Affiant

Subscribed and sworn to before me this 20th day of November, 1992.

Notary Public

My Commission Expires:
March 26, 1994

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Willard E. Dickens and wife, Anne Elizabeth Dickens, referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto Walter O. Booker and wife, Lesa C. Booker, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in the 2nd Civil District of Cheatham County, State of Tennessee, and in the 14th Civil District of Davidson County, State of Tennessee described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated September 2, 1990 and known as Job No. 92-590 as follows, to wit:

Beginning at an iron pin, the most southwest corner of this tract, corner to J. W. Chambliss (deed book 314, page 480), and in the northerly line of Tract 1, this survey; thence, with said Chambliss for the next seven calls as follows: North 49° 15 ' 29' East 62.70 feet, North 16° 00' 29" East 132.00 feet, North 06° 15' 29" East 46.20 feet, North 39° 45' 29" East 155.10 feet, North 54° 15' 29" East 108.90 feet, North 36° 30' 29" East 66.00 feet to an iron pin set at the top of a bluff, thence, North 25° 19' 04" West 823.58 feet to an iron pin set in the line of said Chambliss, thence, with a new line of the line ot Tract 3, this survey, North 55° 04' 12" East 569.17 feet to an iron pin set at the south side of a branch in the right-of-way line of Interstate Highway 24 (deed book 167, page 447), thence, with said I-24, South 50° 29' 12" East 360.46 feet to an iron pin set; thence, continuing with said I-24, North 85° 52' 29" East 76.24 feet to a concrete monument in the right-of-

CHEATHAM COUNTY TN SEAL REGISTER'S OFFICE

I, PATRICK SMITH, REGISTER OF DEEDS OF CHEATHAM COUNTY TENNESSEE DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A Warranty deed EXECUTED BY Willard E. Dickens and Anne Elizabeth Dickens TO Walter O. Booker and Lesa C. Booker AS SAME APPEARS OF RECORD IN BOOK NO. 327 PAGE 222 IN SAID REGISTER OF DEED'S OFFICE WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 11TH DAY OF OCTOBER 20 16
Patrick Smith
REGISTER OF DEEDS

way of I-24, corner to E. G. Bracy, (deed book 3313, page 405, Register's Office for Davidson County, Tennessee); thence, with the line of said Bracy, South 10° 05' 25" West 1355.84 feet to an iron pin set; thence, North 85° 56' 53" West 548.19 feet to the beginning, containing 17.81 acres more or less.

Being a portion of the property conveyed to Willard E. Dickens and wife, Esther M. Dickens, by Deed from Winnie L. Bracy of record in Book 131, page 55, Register's Office for Cheatham County, Tennessee and by Deed from B. W. Milliken and wife, Lula May Milliken to Willard Dickens and wife, Esther Hardin Dickens, of record in Book 124, page 116, Register's Office for Cheatham County, Tennessee. The said Willard E. Dickens and Willard Dickens are one and the same person. In addition, the said Esther M. Dickens and Esther Hardin Dickens are one and the same person. Esther M. Dickens a/k/a Esther Hardin Dickens has died and Willard E. Dickens a/k/a Willard Dickens has subsequently married and his wife, Anne Elizabeth Dickens, enters into this conveyance for the purpose of conveying any and all marital rights which she may hold in the property.

This is improved property located in Cheatham County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered with the exception that this is a landlocked parcel with no dedicated means of ingress and egress.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this_____day of November, 1992.

Willard E. Dickens

Willard E. Dickens

Anne Elizabeth Dickens

Anne Elizabeth Dickens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of November, 1992, before me personally appeared Willard E. Dickens and wife, Anne Elizabeth Dickens, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness our hand and seal, at office in Nashville, Davidson County, Tennessee, this 20th day of November, 1992.

Diane A. Hackett

Notary Public

My Commission Expires: March 26, 1994

CHEATHAM COUNTY, STATE OF TENNESSEE
I, BETTY J. ROSS, Register, do certify that
Instrument was received at 8:00 o'clock
A.M., on 11-23 1992 entered in
Note Book K Page 252 entered in
Book No. 327 Page 222
Amounts paid under receipt No. 54679
STATE TAX: DEED $ 240.50
STATE TAX: MTGS $
PROBATE FEE: $ 1.00
RECORDING FEE: $ 8.00
TOTAL $ 249.50
Betty J Ross D