FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, we, LUTHER E. SMITH, SR. AND WIFE, CELIA V. SMITH, have bargained and sold, and by these presents do transfer and convey unto the said, JAMES E. GLEAVES AND WIFE, MARGARET SEXTON GLEAVES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 1 on the Plan of John Pennington Estates, of record in Plan Book 1, page 40, Chancery Court and more particularly described according to the survey made by Jno. D. Kerr, dated March 22-28, 1960, as follows:
BEGINNING on an iron pipe on the north margin line of the Williamson Ferry Road at a point 428.5 feet east of a large cedar post on the northeast intersection of Riverview Avenue, the southwest corner of this tract being described; running thence with fence on north side of Williamson Ferry Road, north 88° east 432 feet to a 6 inch hackberry tree, slight angle in fence line; thence south 89° east 184 feet to a locust post, at the southwest corner of the Blair tract; thence with west line of this tract, north 6° 45' east 3139.5 feet to post, angle in fence line; thence north 1° east 577.5 feet to an iron pipe at corner post, southeast of a large pond; thence south 84° 30' east 317 feet to an iron pipe in fence line a southwest corner of the 13.04 acre, Dr. L. E. Smith tract; thence with west line of said tract, north 2° 27' east 658.5 feet to an iron pipe on north side of Elm Tree on the south margin line of a 30 foot easement to the Pennington Bend Road; thence with south line of said easement south 85° 03' east 68 feet to an iron pipe at locust post; thence crossing said 30 foot easement and running north 6° 27' east passing iron pipe on north margin line of easement at 30 feet and continuing on in all 465.6 feet to iron pin at the northwest corner of the Dr. L. E. Smith 7.139 acre tract, this being the original north boundary line of the A. J. Linx Farm; thence with same and fence line north 78° 30' west 4073.3 feet to a locust post on the east margin line of Riverview Avenue; thence with said margin line south 3° 06' east 51 feet to the southside of a 50 foot street; thence with same south 78° 30' east 423 feet to a pipe; thence south 9° east 235 feet to a stake; thence south 22½° east 300 feet to a stake; thence south 31° east 595 feet to a pipe; thence south 33° east 433 feet to a pipe; thence south 22° 45' east 1236.5 feet to a pipe; thence south 14° 30' east 741 feet to a pipe; thence south 15° 35' east 775 feet to a pipe; thence south 17° east 498 feet to the north side of 50 foot street; thence south 72° 32' west 400 feet to east margin of Riverview Avenue; thence with same south 17° east 50 feet; thence north 72° 32' east 400 feet to a stake; thence south 17° east 202 feet to a pipe; thence south 22° 45' east 868 feet to the point of beginning, containing 230.72 acres.
Being part of the property conveyed to Luther E. Smith, Sr. and wife, Celia V. Smith, by deed from Life & Casualty Insurance Company, of record in Book 2342, page 374, said Register's Office.

TOGETHER with an easement 30 feet wide for right of ingress and egress to Pennington Bend Road extending from the property hereinabove described and shown on a survey of John D. Kerr, dated March 22-28, 1960, as lying between a 7.139 acre tract and a 13.04 acre tract for a distance of 797.3 feet. It is understood and agreed between the Grantors and Grantees herein that the expense of maintaining said easement as a right of way shall be borne equally by said parties.

THE ABOVE described property is conveyed subject to ~~a 100 foot easement for power lines granted U. S. A. by A. J. Linx and wife, of record in Book 1165, page 548, Register's Office for Davidson County, Tennessee~~.

~~This~~ an Agreement in the deed from Life & Casualty Insurance Company to Luther E. Smith, Sr. and wife, of record in Book 2342, page 374, in reference to two 50 foot streets which must be kept open for a period of 30 years and which agreement is a covenant running with the land. The two 50 foot streets are shown on the survey of Jno. D. Kerr, dated March 22-28th, 1960.