K 3136

DEED OF CONVEYANCE

For and in consideration of the sum of one dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, and for love and affection for Harold Hughes and wife, Ida Mae Hughes, I, Dona Hughes McPherson, widow of Walter J. McPherson, have bargained and sold, and by these presents do give, transfer, and convey unto the said Harold Hughes and wife, Ida Mae Hughes, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the Ninth (9), formerly the Fourteenth (14) Civil District of Davidson County, beginning at a point in the center of the Louisville and Nashville Railroad, formerly the Nashville, Chattanooga, and Saint Louis Railroad and Nashville and Northwestern Railroad, in the center of the middle pillar of bridge number 7 on said railroad over the Big Harpeth River, and running thence down said river 12 degrees west 122 poles to a bend in the river, south 23 degrees west 10 poles to a bend in the river; thence south 46 degrees west 6 poles to a bend in the river; thence south 83 degrees west 17 poles and north 89 degrees west 31 poles; thence meandering down the center of said river 93 and 1/12 poles to a stake in the center of said river; thence north 3½ degrees east 54 poles to a stone; thence north 3 degrees east 25 poles to the center of said Louisville and Nashville Railroad; thence with the center of said railroad 180 poles to the point of beginning, including and excluding said railroad right-of-way, containing 103 acres more or less. A right-of-way for ingress and egress to a public road is given over the lane that now extends from this tract to the Hooten-Hows Road.

Said above described tract of land is intended to embrace all of the land owned by Walter J. McPherson, deceased, individually and jointly with his widow, Dona Hughes McPherson, lying along the waters of the Big Harpeth River, being between said river and the Louisville and Nashville Railroad, described in the following four tracts of land:

Tract One:

A tract of land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, on the waters of The Big Harpeth River, beginning at a stake in the center of said river, the southwestern corner of the land herein described and the southeastern corner of the Hunt land, formerly belonging to Hooten; thence with the east line of the Hunt land north 3½ degrees east 54 poles to a stone; thence north 3 degrees east 25 poles to the center of the Nashville, Chattanooga and Saint Louis Railroad; thence with the center of said railroad easterly 29 poles to the northwest corner of the tract conveyed to J.R. Cox by Walter Cox and wife by deed as of record in Book 265, page 521 R.O.D.C. Tennessee; thence with J. R. Cox's west line south 2 degrees west 94 3/4 poles to a stake in the center of said river, J. R. Cox's southwest corner; thence down the center of said river 40 1/3 poles, more or less, to the beginning, containing 16 acres, more or less, being the same property conveyed by Walter Cox and wife, Kate Cox, to W. J. McPherson, his heirs and assigns, recorded in Book 644, page 144, Register's Office, Davidson County, Tennessee.

Tract Two:

The eastern one half of the following tract lying in the old 14th Civil District of Davidson County, Tennessee, on the waters of the Big Harpeth River, beginning at a stake in the center of said river; thence down said river as it meanders 52 3/4 poles to a stake in the center of said stream, Walter Cox's southeast corner; thence north 2 degrees east 94 3/4 poles to a stake, center of railroad; thence up the railroad in an eastwardly direction 50 poles to a stake at gate post; thence south 2 degrees west 112 poles to a stake in the center of said river, the point of beginning, the entire tract containing 31 3/4 acres, the part conveyed being 15 7/8 acres, being the same property conveyed by Joseph McPherson and wife, Mary Elizabeth McPherson, to W.J.McPherson, his heirs and assigns, as recorded in Deed Book 489 Page 613, Register's Office, Davidson County, Tennessee.

Tract three:

The western one half of the tract above described in tract two, being the same property conveyed by R. E. McPherson, et al to W. J. McPherson, et ux, Dona Hughes McPherson, their heirs and assigns as recorded in Deed Book 1627, Page 575 Register's Office of Davidson County, Tennessee.

Tract four:

G 165