BOOK 3854 PAGE 88

E. W. Waldron, Jr.
LaVergne, Tennessee

Send tax bills to:
E. W. Waldron, Jr.
LaVergne, Tennessee

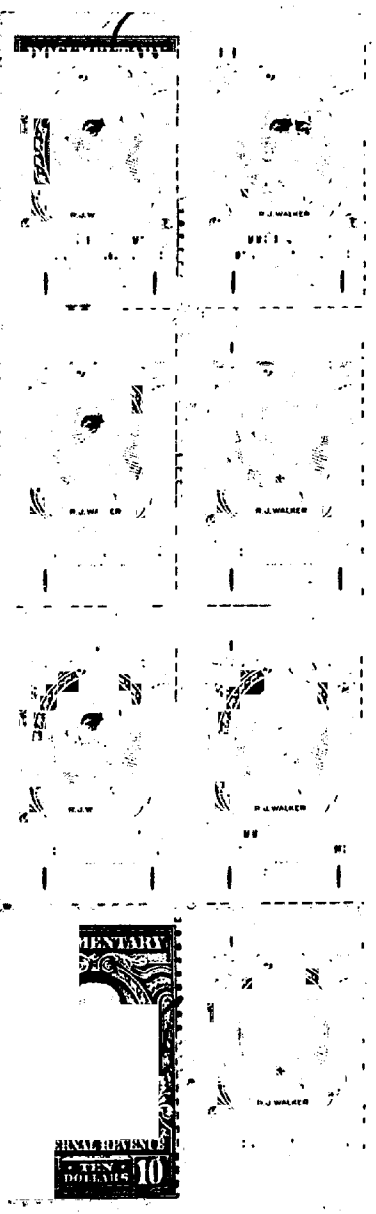
Map 183
Par. 19
5D 45650

M.O.

91

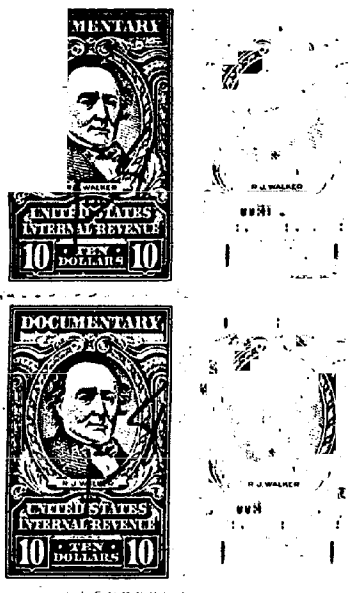
STATE OF TENNESSEE]
: ss.
RUTHERFORD COUNTY]

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($200,000.00) cash in hand paid and/or secured to be paid, receipt of all of which is hereby acknowledged, we, the undersigned, E. O. SANDERS and wife, MAGGIE M. SANDERS, have this day bargained and sold and do hereby transfer and convey unto E. W. WALDRON, JR., VESTER WALDRON and ROY L. WALDRON, their heirs and assigns, forever, those certain parcels of real estate being described as follows, to-wit:



PARCEL NO. 1: Situated on Hurricane Creek in the 5th (formerly the 6th) Civil District of Davidson County, Tennessee, and in the 3rd Civil District of Rutherford County, Tennessee, and BEGINNING at a planted stone in the center of the Lavergne Road, Charles H. Gambill's northeast corner in Dick Hartman's western boundary line, and running thence N 4° E with the center of said Lavergne Road 268.48 poles to the junction of an old road in L. Nelson's southern boundary line, Smith's northwest corner; thence N 85-3/4° W with said old road 252.6 poles to a stone 5.28 feet east of a twin cedar; thence S 4° W 209.8 poles to a stake near a cedar stump, William Hartman's southeast corner; thence N 87° W 73.08 poles to the end of a stone fence, James Gambill's southern boundary line; thence S 4-3/4° W 60 poles to an elm pointer, Charles H. Gambill's northwest corner, and thence S 87-1/2° E with said Gambill's northern boundary line 327 poles to the beginning, containing 453 acres, more or less, and being the same property conveyed to Estill O. Sanders and wife. Maggie D. Sanders, by deed from Allen P. Watkins et al, Executors of the Estate of R. L. Lamkin, appearing of record in Deed Book 84, page 380, of the Register's Office of Rutherford County, Tennessee.

PARCEL NO. 2: Situated about two miles southwest of Lavergne on the Rock Spring Road in the 3rd Civil District of Rutherford County, Tennessee, and BEGINNING at a planted rock on the west bank of Hurricane Creek in the middle of Rock Spring Road at the intersection of a public road leading west to the Hobson Pike, J. V. Mullins' northeast corner; thence with the middle of the public road N 88° W 328 poles to a rock pile, Mullins' northwest corner; thence N 1-3/4° E 71 poles to a rock pile; thence S 87-3/4° E 332 poles to a stake in the middle of the Rock Spring Road; thence S 2-1/2° W with the middle of the road 40 poles to a stake; thence S 87-1/2° E with the road 3-1/2 poles



to a stake; thence leaving the road and running S 87° E 56-1/2 poles to R. Hartman's northwest corner; thence S 1° W 52-1/5 poles to a cherry tree stump; thence N 86° W with fence 56-1/2 poles to a planted rock in the middle of said Rock Spring Road; thence with the middle of road N 1° E 22.9 poles to the beginning, containing 157 acres and 131 poles, more or less; however, EXCLUDING herefrom the 1/5 acre which is reserved, known as the Hill Family Graveyard, and also EXCLUDING herefrom 18-11/160 acre tract on the east side of the Lavergne and Rock Spring Road which was conveyed by E. O. Sanders et ux to J. G. Wood et ux by deed recorded in Deed Book 105, page 297, of the Register's Office of Rutherford County, Tennessee, and being the same property conveyed to E. O. Sanders and wife, Maggie M. Sanders, by deed from Angie Gambill Basham et al recorded in Deed Book 105, page 152, of the Register's Office of Rutherford County, Tennessee.

PARCEL NO. 3: Situated in the 5th (formerly the 6th) Civil District of Davidson County, Tennessee, described according to a survey made by J. J. Doster, Surveyor, November 11, 1938, as follows: BEGINNING at a planted stone, Tune's southeast corner; thence N 87° West with Tune's southern boundary line 85.5 poles to an iron pipe, Mary King's northeast corner; thence South 1° West with said Mary King's eastern boundary line 73.21 poles to a planted stone; thence South 87° East 27.33 poles to an X cut in a rock; thence South 2° West with a rock fence 40 poles to an iron pipe in Sanders' northern boundary line; thence South 87° East with said Sanders' northern boundary line 53.8 poles to an iron pipe, the southeast corner of the property herein described, Sanders' corner; thence North 3° East with Sanders' western boundary line 112 poles to the beginning, containing 52.5 acres, more or less; and being the same property conveyed to the undersigned by deed from Dave Randolph et ux appearing of record in Book 1281, page 673, of the Register's Office of Davidson County, Tennessee; however, specifically excluding 9.26 acres conveyed by deed of record in Book 2858, page 503, RODC, Tenn. This conveyance is made subject to the following easements, contracts and rights of way and exclusions:

92

1. 24.96 acres conveyed to the State of Tennessee appearing of record in Deed Book 125, page 497, of the Register's Office of Rutherford County, Tennessee, together with right of ingress and egress to said property.

2. Right of way easement to American Telephone & Telegraph Company of record in Deed Book 89, page 330, of the Register's Office of Rutherford County, Tennessee.

3. Right of way easement to Middle Tennessee Electric Membership Corporation of record in Deed Book 122, page 528, of the Register's Office of Rutherford County, Tennessee.

4. Right of way easement to Colonial Pipeline Company of record in

_____ ook

3616, page 445, of the Register's Office of Davidson County, Tennessee.

5. An agreement and option to lease entered into by and between the undersigned and Hoover, Inc. dated January 21, 1963.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said E. W. WALDRON, JR., VESTER WALDRON and ROY L. WALDRON, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same and that it is unencumbered except as hereinabove set forth and except by lien of the 1965 taxes, which taxes are assumed by the grantees herein.

We further covenant and bind ourselves, our heirs and representatives, forever to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS this the 7th day of January, 1965.

E. O. Sanders

Maggie M Sanders

STATE OF TENNESSEE]
: ss.
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named E. O. SANDERS and wife, MAGGIE M. SANDERS, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing (DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, this the 7th day of January, 1965.

93

Notary Public

My commission expires:

NOTARY PUBLIC DAVIDSON CO. TENN. MY COMMISSION EXPIRES FEBRUARY 19, 1967

State Tax $ 300.00
Clerk's Fee $ .50
Total $ 300.50
BEN HALL MCFARLAND, CLERK
Date 1-8-65

Rutherford County Tax Assessor's Official Transfer
Fee 50¢ — Date 1-8-65
Bob McBride Assessor

Juan 182058

REVENUE STAMP $220.00

E. O. SANDERS ET UX

TO: DEED

E. W. WALDRON, JR. ET AL

2.50

STATE OF TENNESSEE
RUTHERFORD COUNTY
Office of the Register Jan 8 19 65
I, Everett Waller, Register do certify that the foregoing instrument and certificate are Registered in my said office in Book No. 158 page No. 91 and that they were received Jan 8 1965 at 3:03 o'clock P.M. and entered in Note Book 16 page 53.

EVERETT WALLER, Register
Fee $ By Deputy Reg.

BOOK 3854 PAGE 91

66455

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 26 10 27 AM '65

NOTED: BOOK 110 PAGE 278
RECORDING FEE $ 2.50
DEP. REG.

SMITH & SELLERS
ATTORNEYS AT LAW
MURFREESBORO, TENNESSEE