BOOK 4159 PAGE 427

THIS INSTRUMENT PREPARED BY JAS. E. COVINGTON, CLERK AND MASTER, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE 402 COUNTY COURT HOUSE, NASHVILLE, TENNESSEE

Map. 76
Par. 20-24-30 pcl

THIS INDENTURE, Made the 4th day of August, A. D. 1967, between JAS. E. COVINGTON, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and H. H. RICHARDSON, an undivided one-half interest; Miller Kimbrough, an undivided one-fourth interest; and Albert Phillips, an undivided one-fourth interest, of Davidson County, State of Tennessee, parties of the second part.

WITNESSETH, That by a decree of said Court, in the cause of JAMES EARL HAGAR, Complainant, and REBA HAGAR and FLORRIE HAGAR MOREHEAD, Defendants, Rule No. 88421, and entered on page 353 of Minute Book No. 194, the said Clerk and Master did, on the 22nd day of June, 1967, sell at public auction the real estate hereinafter described to the said H. H. RICHARDSON, an undivided one-half interest; Miller Kimbrough, an undivided one-fourth interest; and Albert Phillips, an undivided one-fourth interest, for Thirty Thousand Five Hundred and No/100 Dollars ($30,500.00), as appears from the report of said Clerk and Master, made in said cause to the APRIL TERM, 1967, and entered on page 403 of Minute Book No. 194; and the said consideration having been paid, as required by the decree of said Court confirming said report.

NOW, THEREFORE, in order to carry into effect said sale, in pursuance of said decree, and in consideration of the sum of Seven and 50/100 Dollars ($7.50), paid to said Clerk and Master, the receipt of which is hereby acknowledged, the said JAS. E. COVINGTON, as such Clerk and Master, doth hereby transfer and convey to the said H. H. RICHARDSON an undivided one-half interest; MILLER KIMBROUGH, an undivided one-fourth interest; and ALBERT PHILLIPS, an undivided one-fourth interest, and to their heirs and assigns forever, said tract or parcel of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows - viz:

STATE TAX $ 46.75
PROBATE .50
TOTAL $ 46.75

AUG 7 1967 PAID AUG 7 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY

A tract of land in the Fourth Civil District of Davidson County, Tennessee, and a part of which lies in Wilson County, Tennessee, on Chandler Road, being part of Lot 3 and all of Lots 4 and 5, shown on the Plan of John E. Hayes, et al vs. John A. Wilson, et al, of record in Book 2, page 29, Chancery Court at Nashville, and known as The Hager Farm and further described as follows:

Beginning at a point in Stoner's Creek under the Chandler Road Bridge, said point being 2.5 feet north of the south edge and 12 feet east of the west end of said bridge; thence N. 18 degrees 13' W passing the centerline of the Tennessee Central Railroad, 93.4 feet in all 166.5 feet to a point in the center of Stoner's Creek; thence, leaving Stoner's Creek and following the right of way of the Tennessee Central Railroad S. 53 degrees 24' W. 26.6 feet to a point; thence S. 20 degrees, 30' W 15.0 feet to a point; thence along a fence S. 79 degrees 50' W 361.1 feet to an iron stake by a 12" hackberry tree; thence, leaving the right of way of the Tennessee Central Railroad and with the Harold Caldwell line and fence N. 83 degrees 05' W 345.7 feet to an iron stake by a 10" sassafras with a 12" wild cherry pointer; thence N. 4 degrees 03' E 211.1 feet to a planted stone in the boundary line of Hager and Caldwell property on the south side of the Stoner's Creek; thence down the creek , N. 18 degrees 49' W 383.4 feet to an iron stake in the centerline of the creek; thence continuing down said creek N. 63 degrees 52' W 268.5 feet to a point on the north edge of creek; thence N. 21 degrees 51' E. 111.5 feet to an iron stake in fence corner, said stake also being the common corner of this tract of land with the Caldwell land and Cumberland Water Company land; thence N. 62 degrees 41' E 95.6 feet to an iron stake; thence N 74 degrees 38'E 294.9 feet to iron stake by an 18" ash; thence N. 00 degrees 41' W 337.7 feet to an iron stake, said stake being the northeast corner of Cumberland Water Co. tract and the southeast corner, of Hendrix land in the westerly boundary line of this tract; thence N. 2 degrees, 22' E. 2158.30 feet, crossing the access road to this tract, and following the fence line to an iron stake with a 10" ironwood tree pointer, being the northwest corner of this tract; thence N. 83 degrees 58' E. 814.3 feet, crossing the Davidson-Wilson County line to a stake in fence corner on boundary line of this tract, and the Escue property, said stake also being the northeast corner of this property; thence S 5 degrees 00 W 1214.4 feet crossing the Davidson Wilson County line to an iron stake with 12" hackberry pointer; thence S. 83 degrees 19 E. passing a 6" ask tree at 2 feet, in all 293.7 feet to a planted stone with 24" hickory and 15" sassafras pointers; thence S. 3 degrees 11' W with Thomas Eddings west line, crossing the right of way of the Tennessee Central Railroad at 2230.9 feet, in all 2315.3 feet to a spike in the centerline of Chandler Road; thence continuing with Eddings west line South 3 degrees 58 W. passing reference iron stake on the north bank of Stoner's Creek, 159.4 feet to a point in the center of said creek; thence with the center of Stoner's Creek N. 63 degrees 27' W. 250.9 feet to a stake in the creek, the point of beginning, containing 78.39 acres according to survey number 66-678 by Parrish Engineers, Inc, 2907 Granny White Pike, Nashville, Tennessee 37204, Revised 15 February 1967. The above description

includes, but excludes that part of the right of way of the Tennessee Central Railroad, and that part of right of way of Chandler Road (1.00 acres), shown within the boundary of this tract. In addition to the above there is also included a roadway for ingress and egress to and from Tulip Grove Road over the land adjoining the above tract to the west which was established by a decree of Chancery Court, Nashville, Tennessee, in Rule No. 79211.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging, to the said H. H. RICHARDSON, an undivided one-half interest; Miller Kimbrough, an undivided one-fourth interest; and Albert Phillips, an undivided one-fourth interest and to their heirs and assigns forever.

This conveyance is subject to all taxes for 1967 which are assumed by the purchasers.

In Witness Whereof, the said JAS. E. COVINGTON, Clerk and Master as aforesaid, has hereunto set his hand the date first above written.

83026

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.
AUG 7 3 55 PM 67
RECORDING FEE 4.50
DEP. REG.

Jas. E. Covington
CLERK AND MASTER

STATE OF TENNESSEE]
DAVIDSON COUNTY]

Personally appeared before me, LEANDER S. CATO, a Notary Public in and for said State and County, the within-named Jas. E. Covington, Clerk and Master, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 4th day of August, 1967.

Leander S. Cato
NOTARY PUBLIC

My commission expires April 21, 1970.

KIMBROUGH-KAVANAUGH AND ASSOCIATES

978767
THIRTY DOLLARS

DOCUMENTARY 55 CENTS 55