BOOK 4185 PAGE 469

Map No. 56
Parcel No. 9
PW
Field Book No.
13D-38070

GTC-196319

New Owner:

Robert M. Condra
203 Louise Avenue
Nashville, Tennessee

Send Tax Statements to:
New Owner

Property is ~~Un~~Improved

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of One Thousand Dollars and other valuable considerations, the receipt of all of which is hereby acknowledged,

I, HOOPER JONES, unmarried, have this day bargained and sold, and by these presents do transfer and convey unto ROBERT M. CONDRA, his heirs and assigns, the real property described as follows:

Land in the Thirteenth Civil District of Davidson County, Tennessee, described according to a survey, dated October 25, 1967, made by Tennessee Valley Engineers, Inc., as follows:

Beginning in the center of Back Creek Road at the southwesterly corner of the tract of land herein described, being also the southwesterly corner of the 384-acre tract of land conveyed to Hooper Jones by deed from Henry H. Piper and wife, of record in Book 1811, page 547, Register's Office for said County;

Thence, with C. D. McDonald's northwesterly line and within Back Creek Road, as follows: north 39°30' east 495 feet, north 20° east 50 feet, north 35° east 577.5 feet to a point on a small bridge which crosses Back Creek and which point is in the center of Back Creek Road;

Thence, leaving Back Creek Road and following the meanderings of Back Creek along the northwesterly line of C. D. McDonald, as follows: north 62°30' east 204.6 feet, north 44° east 198 feet, north 49° east 213.5 feet, and north 40°30' east 21 feet to the southwesterly corner of the property conveyed to Jon Mac Randall by deed of record in Book 3617, page 485, said Register's Office;

Thence, along Jon Mac Randall's southwesterly line, north 35° west 624 feet to Jon Mac Randall's northwesterly corner; thence, with Jon Mac Randall's northwesterly line, north 59°30' east 189 feet to his northeasterly corner lying in the original easterly line of the said 384-acre tract conveyed to Hooper Jones and being also the westerly line of the H. L. Randall property;

Thence, with H. L. Randall's westerly line, north 42° west 271.2 feet; thence north 8° east 518 feet to an elm; thence north 28° west 627 feet; thence north 35°30' west 600 feet; thence north 22° west 298 feet; thence north 40° west 181.5 feet, thence north 18° west 298 feet; thence north 29° east 225 feet; thence north 20° west 198.5 feet; thence north 9°30' west 198.5 feet; thence, crossing a valley, north 32° west 330 feet to the beginning of a ridge; thence, along the top of a ridge, north 4° east 561.8 feet; thence north 5° west 462 feet; thence north 35° east 396 feet; thence north 27°30' west 343.3 feet; thence north 6° west 214.5 feet; thence north 32°30' east 412.5 feet; thence north 2°15' east 298 feet; thence north 41° east 495 feet; thence north 35°30' east 198.5 feet to H. L. Randall's northwest corner at a corner of the Thomas Bennett property;

Thence, along Thomas Bennett's westerly line, north 14° west 231 feet and north 6° west 231 feet to stones on top of the ridge to a fence line, being the northernmost point of the property herein described and lying in the line of the James E. Hodgins property;

Thence, along James E. Hodgins' line, and continuing along the top of the ridge, south 79° west 264 feet; thence south 65° west 330 feet; thence south 70° west 643.5 feet; thence south 7° west 561 feet; thence south 43° west 264 feet; thence south 72° west 66 feet; thence south 59° west 132 feet; thence south 9° west 330 feet; thence south 38° west 165 feet; thence south 15° west 379.5 feet; thence south 89°20' west 396 feet; thence north 52° west 132 feet; thence north 76° west 132 feet; thence north 89° west 247.5 feet; thence south 64° west 231 feet; thence south 47° west 300.4 feet; thence south 39°30' west 267.5 feet; thence south 16° west 151.8 feet; thence south 11°30' east 211 feet to the end of the ridge;

Thence, with the easterly line of the Henshaw, Honeycutt & Lewis property, south 3° east 219.7 feet; thence south 10° west 145 feet; thence south 11°30' east 99 feet; thence south 20° east 123.7 feet to a beech at the head of the hollow at the northeasterly corner of the Ellen Simpkins property;

Thence, along Ellen Simpkins' easterly line, south 11° west 165 feet; thence south 8° east 99 feet; thence south 24° east 198 feet; thence south 26° east 544.5 feet; thence south 0°30' east 297 feet; thence south 21° east 247.5 feet; thence south 18° west 132 feet; thence south 42° east 214.5 feet; thence south 70° east 99 feet;

Thence, with a branch and its meanderings, and continuing along Ellen Simpkins' easterly line, south 26° east 346.5 feet; thence south 76° east 181.5 feet; thence south 36° east 231 feet; thence south 28° east 297 feet; thence south 87° east 83.5 feet; thence south 46° east 198 feet; thence due south 132 feet; thence

south 43° east 198 feet; thence south 42°30' east 412.5 feet; thence south 35° east 552.8 feet; thence south 29° east 346.5 feet; thence south 19° east 231 feet; thence south 6° east 165 feet; thence south 27° east, crossing Back Creek, 1,014.3 feet to the beginning, containing 382.14 acres.

Being part of the property conveyed to Hooper Jones by deed from Henry H. Piper and wife, Virginia T. Piper, of record in Book 1811, page 547, said Register's Office.

This conveyance is made subject to a flowage easement for any creeks or branches, and to an easement for right-of-way for any roads embraced within the boundaries of the property described above.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging, to the said ROBERT M. CONDRA, his heirs and assigns, forever.

And I, HOOPER JONES, do covenant with the said ROBERT M. CONDRA that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except for the easements for creeks and roads referred to above.

And I, HOOPER JONES, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said ROBERT M. CONDRA, his heirs and assigns, against the lawful claims of all persons.

And I, ALBERT D. WARREN, join in this instrument to state that I have assigned all my right, title and interest in the property described above, by virtue of an option granted me by the said Hooper Jones, to the said Robert M. Condra.

WITNESS the hands of the parties on this 26th day of October, 1967.

94444

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 31 1 24 PM '67

NOTED: BOOK 4117 PAGE 600
RECORDING FEE $ 6.00
DEP. REG. C

Hooper Jones

Albert D. Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

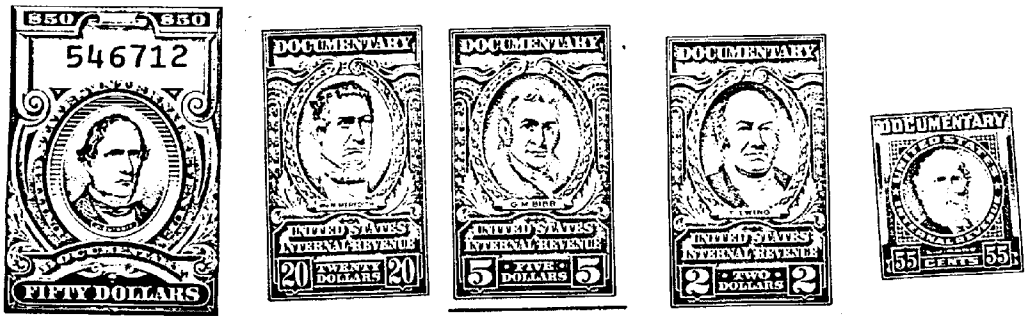
Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Hooper Jones, unmarried, and Albert D. Warren, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 26th day of October, 1967.

Reau E. Folk, Jr.
Notary Public

REAU E. FOLK, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN. JUL. 26, 1970

My commission expires: July 26, 1970



STATE TAX $ 10.59
PROBATE .50
TOTAL $ 10.09

OCT 31 1967
PAID OCT 31 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.