THIS INSTRUMENT PREPARED BY
PERRY H. JOHNSON
ATTORNEY AT LAW
LEBANON, TENNESSEE 37087

NEW OWNER: Ollie Mai Clements
Rt. 1
Hermitage, Tennessee

BOOK 4236 PAGE 327

SEND TAX bills: SAME

MAP 123
PAR. 65

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifteen ($15.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable consideration, I, William C. Clements, have bargained and sold, and by these presents do transfer and convey unto Ollie Mai Clements, her heirs and assigns, all my right, title and interest in and to certain property situated and lying in the 4th Civil District of Davidson County, Tennessee, bounded as follows:

> Beginning at a rock fence on the A. T. Steele line and running south with the A. T. Steele line to the James Baker line; thence east with the James Baker line to the Jenkins line; thence north with the Jenkins line to the Dora Ballentine line; thence west with the Dora Ballentine line to a stake on the Dora Ballentine line; thence southwest with the rail fence and rock fence to the beginning, containing forty acres be the same, more or less.
>
> Including but excluding from the above described property, a tract of land designated as Tract No. 604 in the J. Percy Priest Dam and Reservior Project, situate in the Fourth Civil District of Davidson County, Tennessee, on Granny White Road and being more particularly described as follows:
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> Beginning at a concrete monument set at a corner common to lands now or formerly owned by Dora Ballentine (heirs) and the lands of William C. Clements, et al; the coordinates of said monument are X = 1,837,229. 61, Y = 630,663.66 and is witnessed by a 6-inch cedar which bears south 20 deg. 00' west 43.9 feet, a 10-inch elm which bears south 38 deg. 30' east 45.4 feet, and a 3-inch cedar which bears south 44 deg. 00' east 14.2 feet; thence from the point of beginning severing the lands of the subject owner along a line marked by iron pins as follows: south 26 deg. 16' east 540.58 feet and south 25 deg. 39' west 311.74 feet to a concrete monument set in a line of lands now or formerly owned by Vera Seaborn; thence along said Seaborn's line north 83 deg. 45' west 1,223 feet, more or less, to a point in a line of lands now or formerly owned by Horace McMenaway, et ux; thence along said McMenaway's line North 07 deg. 30' east 800 feet, more or less, to a corner of lands of said Ballentine; thence along said Ballentine's line as follows: south 68 deg. 30' east 717 feet, north 78 deg. 00' east 240 feet, and north 65 deg. 14' east 93 feet to the point of beginning, containing twenty-one and nine-tenths (21.90) acres, more or less.
>
> Being the same real property conveyed to William C. Clements and wife Ollie Mai Clements, by deed from E. H. Hessey and

wife, dated July 16, 1956, filed July 16, 1956, and recorded in Book 2546, Page 177, Register's Office for Davidson County, Tennessee, and being the same property in which the said E. H. Hessey and wife, Maggie M. Hessey, conveyed their life estate in and to the above described property to the said William C. Clements and wife, Ollie Mai Clements, by deed dated the 1st day of July, 1965, and recorded in Book 3908, page 447-448-449, in the Register's Office for Davidson County, Tennessee.

The foregoing conveyance is made subject to a reservation of a life estate reserved in said property to Mrs. Maggie M. Hessey, which is reserved to her.

TO HAVE AND TO HOLD THE said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ollie Mai Clements her heirs and assigns, forever.

I covenant that I am lawfully seized and possessed of an undivided interest in and to the described property; that I have a good and lawful right to make this conveyance of said property, and that the same is clear and unincumbered, and that I will forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

Witness my hand on this the 13th day of MAY, 1968.

William C Clements
William C. Clements

16712

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY STATE OF TENN
MAY 20 12 55 PM '68
118 762
RECORDING FEE $ 300
DEP. REG.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said county and state aforesaid, the within named Bargainor, William C. Clements, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of May, 1968.

Sue Johnson
Notary Public

My commission expires:
7-22-70