Prepared by
TOM G. COLEMAN, JR.
ATTORNEY AT LAW
STAHLMAN BUILDING
NASHVILLE, TENNESSEE

FROM

W. Louis Simpkins et al

TO

H. C. Duke et al

For draftsman's use

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. C. Duke et al (NAME)	H. C. Duke et al (NAME)	130-44525
% Austin W. Duke	%Austin W. Duke	Map 67
3175 Princeton Ave. (STREET ADDRESS OR ROUTE NUMBER)	3175 Princeton Ave. (STREET ADDRESS)	Par-2
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37205 (CITY) (STATE) (ZIP)	Par-66

(FOR REGISTER'S USE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 53,000.00 H C Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 1968.

Notary Public

MY COMMISSION EXPIRES: 7-26-70

(AFFIX SEAL)

Ream E. Folk, Jr. 1st Fed. Stahlman Bldg. Nashville, Tenn.

For and in Consideration of the sum of TEN ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, DOLLARS

W. LOUIS SIMPKINS, EVELYN INGRAM, AND MARGARET S. EGGER

have bargained and sold, and by these presents do transfer and convey unto the said H. C. DUKE, AUSTIN W. DUKE, AND WILLIAM D. NIX, THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, about ten miles west of the City of Nashville, on the north bank of Cumberland River and described as follows:

Beginning at a point on the north bank of Cumberland River at the mouth of Back Creek; thence down said River at low water mark, north 73 deg. west 30 poles to the mouth of Mill Branch; thence up said Branch, north 25 deg. west, crossing the Turnpike at the branch bridge at 5 poles, in all 10 poles to a stake near the branch; thence north 56-1/4 deg. west 20-8/10 poles to a stake near the old spring and 9 feet southwest of a marker Honey Locust; thence north 10 deg. west 37 poles to a stake, near a hickory stump; thence north 56 deg. west 22-3/4 poles to an old marked hornbeam corner; thence north 20 deg. east 16.36 poles to old hickory corner; thence north 46-1/2 deg. east 18 poles to a hickory corner; thence north 26 deg. east 34 poles to a marked hackberry; thence north 62 deg. east 14 poles to a rock pile corner in old road; thence north 4-3/4 deg. west 32-4/10 poles along an old marked line to a plum tree in the fence; thence north 15-1/2 deg. east 28 poles to a sassafras; thence north 6-1/4 deg. east 33-1/4 poles to a rock corner; thence north 50½ deg. west 16 poles to a black oak stump; thence north 27-1/2 deg. west 28 poles to a rock; thence north 64 deg. west 21 poles to a rock; thence south 60 deg. west 28 poles to a hickory and beech; thence north 85 deg. west 18 poles to a hickory and black jack; thence north 24-1/4 deg. west 39.6 poles to three Chestnuts; thence north 22 deg. east 30 poles to Black Oak at Quarry; thence north 5-1/2 deg. east 19 poles to three Red Oaks; thence north 44-3/4 deg. west 58 poles to a rock pile and two Black Oaks; thence north 20-1/2 deg. east 10 poles to rocks and hickory; thence north 58-1/2 deg. east 12 poles to a red oak; thence north 42 deg.E 36 poles to X marked Dogwood; thence east 35 poles to a White Walnut in head of hollow of Back Creek; thence down the hollow and Branch with its meanderings as follows: South 11 deg. west 10 poles, south 8 deg. east 6 poles, south 24 deg. east 12 poles, south 26 deg. east 33 poles, south 1/2 deg. east 18 poles, south 7 deg. west 10 poles, south 21 deg. east 15 poles, south 18 deg. west 8 poles, south 42 deg. east 13 poles, south 70 deg. east 6 poles, south 26-3/4 deg. east 21 poles, south 76 deg. east 11 poles, south 36 deg. east 14 poles, south 28 deg. east 18 poles, south 87 deg. east 5 poles, south 46 deg. east 12 poles, south 8 poles, south 49 deg. east 12 poles, south 42-1/2 deg. east 25 poles, south 35 deg. east 33-1/2 poles, south 29 deg. east 21 poles south 19-3/4 deg. east 14 poles, south 6 deg. east 10 poles, south 27 deg. east (crossing Back Creek) 61-5/10 poles to a point in the center of the Back Creek Road, opposite a Hackberry, marked as a pointer to the corner; thence down the center of said Back Creek Road, south 48-1/2 deg. west 11 poles, south 40 deg. west 20 poles, south 51-3/4 deg. west 42 poles, south 41-1/2 deg. west 23 poles, south 22 deg. west 12 poles, south 1 deg. west 23 poles to old Turnpike; thence south 51 deg. west 14 poles to the beginning, containing 215 acres, more or less, according to survey and plat made by W. W. Southgate, on March 29, 1886, of record in Book 94, page 357, Register's Office for said Couhty, but there is to be excluded therefrom a strip of ground 100 feet wide, running through said land conveyed to The Tennessee Central Railroad Company by deed of record in Book 273, page 483, said Register's Office.

Said property was devised to W. Louis Simpkins, Evelyn Ingram, and Margaret S. Egger by Will of Ellen T. Simpkins, deceased, of record in Will Book 87, page 288, Probate Court for said County. Being the same property conveyed to Ellen Simpkins by deed of record in Book 2096, p. 331, RODC

It is hereby agreed between the grantor and the grantee that the proceeds from any dirt or timber sold off the land herein conveyed must be applied to the unpaid principal balance on the indebtedness secured by a trust deed from H. C. Duke et al to the grantors until said indebtedness is fully paid.

This conveyance is made subject to an easement for right-of-way granted to the Tennessee Central Railway Company of record in Book 831, page 57, Register's Office for said County. This conveyance is made subject to flowage easement granted United States of America of record in Book 2138, page 487, said Register's Office; and this conveyance is made subject to easement for right-of-way of all roads lying within the boundaries of premises.

This is { unimproved / improved } property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. C. DUKE, AUSTIN W. DUKE, AND WILLIAM D. NIX THEIR heirs and assigns, forever.

And WE do covenant with the said ~~H.C. DUKE, AUSTIN W. DUKE, AND WILLIAM~~ D. NIX that WE ARE lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And WE do further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to the said land to the said ~~H.C. DUKE, AUSTIN W. DUKE, AND~~ WILLIAM D. NIX THEIR heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this [redacted] 1st day of June, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

W. Louis Ingram

Evelyn Ingram

Margaret S. Epps

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, Jean Borders, a Notary Public in and for said County and State, the within named W. LOUIS SIMPKINS, EVELYN INGRAM, AND MARGARET S. EGGER

the bargainor...s, 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 17 day of June, 1968

Jean Borders, Notary Public

Commission Expires Apr 19, 1971

JEAN BORDERS NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE SEAL STATE OF TENNESSEE

STATE OF
County of

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named ...

the bargainor..., with whom I am personally acquainted, and who acknowledged that ... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ..., this ...

day of ..., 19...

..., Notary Public

Commission Expires ...

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN. JUN 17 9 47 AM '68 IDENTIF. REFERENCE 1

A 0 1 1 7 6 8

JUN 17 CONV 53,000.00
JUN 17 ST TAX A* 137.80
JUN 17 PR FEE A* .50
JUN 17 DEED A* 6.00 * 144.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ..., with whom I am personally acquainted, and who, upon oath, acknowledged ...self to be ... of the ..., the within named bargainor, a corporation, and that ...he as such ..., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by singing the name of the corporation by ...self as ...

Witness my hand and seal, at office in ..., this ...day of ..., 19...

..., Notary Public.

Commission expires ...