This instrument prepared by H. Philip Sadler, Attorney, Donelson, Tennessee

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP, PARCEL NUMBERS |
|---|---|---|
| Mrs. Mildred Hawkins & Alvin Hawkins | same | Map 34 |
| (NAME:) Swinging Bridge Road | (NAME:) | Pac. 29-34 |
| (STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tennessee 37138 | (STREET ADDRESS) | 40 pd |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN SONSIDERATION of the sum of One and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate in Mildred Hawkins and Alvin R. Hawkins,

I, Mildred R. Hawkins, have bargained and sold, and by these presents do hereby transfer and convey unto H. Philip Sadler, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Tract No. 1.
A tract of land in the 4th Civil District of Davidson County, Tennessee, in what is known as Jones' or Hadley's Bend of the Cumberland River, described according to a survey made by J. R. Scott, Surveyor, September 4, 1952, as follows:

Beginning at an iron pin in the center of Hadley Avenue or Concrete Road at the common corner of tracts Nos. 9,10 and 11 of the Nashville Industrial Corporation's Subdivision of Old Hickory, Tennessee, being also at the intersection of the center line of said Hadley Avenue and the center line of a 50 foot unnamed cinder road; thence south 83° 13' west 2,342 feet, more or less, to a stake at the top of the bank of the Cumberland River, 126 feet easterly from the water's edge of said Cumberland River; thence with the top of said bank of said Cumberland River north 9°19' east 481.5 feet, more or less, north 9°11' east 500 feet, more or less, north 15°east 500 feet, more or less, north 24°3' east 100 feet, more or less, north 31°15' east 566 feet, more or less, and north 30°15' east 225 feet to a point 180 feet southeasterly from said water's edge, said point being in the southern boundary line of tract No. 9; thence with the line between said tract No. 9 and tract No. 10 south 40° east 165 feet, and south 87½° west 465 feet to a point in the center of said Hadley Avenue at the end of the concrete; thence with the center of said Hadley Avenue south 35° east 100 feet, south 25° east 100 feet, south 22 1/4° east 1,325 feet, south 32° east 75 feet, south 39° east 100 feet, south 44° east 50 feet and south 48° east 423 feet to the beginning, containing 77.5 acres, more or less.

Tract No. 2.
Being a strip of land between the western boundary of tract No. 1 described above and the water line of the Cumberland River, running the full length of said boundary and being 125 feet in width, more or less, varying with the distance between the top of the bank and the water line, and more fully shown on a Plan prepared by S. M. McMurray Eng. Co. on December 11, 1941, not of record.

BEING the same property conveyed to Alvin Hawkins (deceased) and wife, Mildred R. Hawkins, by deed from H. W. Carter and wife, Mildred Carter, of record in Book 2304, page 308, Register's Office for Davidson County, Tennessee.

This deed is subject to a Flowage Easement granted to the United States of America as referred to in an instrument of record in Book 2303, page 20, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said H. Philip Sadler, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And I, Mildred R. Hawkins, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said H. Philip Sadler, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said H. Philip Sadler, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Mildred Hawkins and Alvin R. Hawkins, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Mildred Hawkins and Alvin R. Hawkins, their heirs and assigns, forever.

And I do covenant with the said Mildred Hawkins and Alvin R. Hawkins that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, H. Philip Sadler, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Mildred Hawkins and Alvin R. Hawkins, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 9 day of December, 1968.

A24699

T IDENTIF. REFERENCE

DEC 20 1 09 PM '68

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Mrs. Mildred Hawkins

H. Philip Sadler
Trustee

DEC20 CONV 21,000.00

DEC20 S'TAX A* 54.60

DEC20 PR'FEE A* .50

DEC20 W'DEED A* 3.00 * 58.10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred Hawkins, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of December, 1968.

Commission expires: Aug. 22, 1972

Mary F. Tourney
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Philip Sadler, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instruments for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of December, 1968.

Commission expires: Aug. 22, 1972

Mary F. Tourney
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Alvin R. Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF December 1968

MY COMMISSION EXPIRES: 8/22/72 (AFFIX SEAL)

Mary F. Tourney
Notary Public