BOOK 1305 PAGE 101

Map 95-H
Par. 40 & 41

MARIA E. PORTER

TO: DEED

FRANCES PORTER DAVIS
BETTY PORTER GAIA

STATE OF TENNESSEE, MONTGOMERY COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Maria E. Porter
Affiant

Subscribed and sworn to before me this the 14 day of Nov. 1968

Notary Public
My Commission Expires

A 28253

IDENTIF. REFERENCE

JAN 27 3 25 PM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THIS DEED OF REALTY, executed as of the 14 November 1968, at Clarksville, in the County of Montgomery, and State of Tennessee, by Grantor, MARIA E. PORTER, Widow of R. H. Porter, deceased, to Grantees, FRANCES PORTER DAVIS and BETTY PORTER GAIA, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees as equal tenants in common and to their heirs and assigns further, all of Grantor's right, title, claim and interest in and to certain realty situated in the Counties of Davidson and Montgomery, in the State of Tennessee, to wit:

PARCEL ONE: The following described real estate, together with all improvements thereon, situated in the 3rd (old 2nd) Civil District of Davidson County, Tennessee, being the Southeast corner at the intersection of Lebanon Pike and McGavock Lane, and more particularly described as follows:

Being the Northwest portion of Lot No. 1, except parts of said Lot No. 1 now in the Highway, as shown on the Plan of G. W. Vaughan and Ellis Brothers Subdivision

STATE TAX $ 323.18 PROBATE FEE $.50, TOTAL $ 323.68
PAID 1-13 1969 CHARLES O. HOBBS, D.C.
RECEIPT # 5126 D.C.

Prepared by W. M. Daniel
of Daniel, Harvill and Batson, Attorneys
Daniel Building, Clarksville, Tennessee

of the Arch Harper home place, as recorded in the Register's Office of Davidson County, Tennessee, in Book 332, Page 172, and beginning at a stake on the South margin of Lebanon Pike, as widened, at a point North 78 degrees 45 minutes East 15.9 feet from the intersection of the South margin of Lebanon Pike and the East margin of McGavock Lane as widened; runs thence with the South margin of Lebanon Pike, as widened, North 78 degrees 45 minutes East 114.1 feet to a stake in the West line of property still owned by Archie G. Combs and wife; thence on a new line with Combs West line, South 1 degree 49 minutes West 125 feet to a spike in a corner of the Combs property; thence continuing with the Combs property South 78 degrees 45 minutes West 130 feet to a stake in the East margin of McGavock Lane, as widened; thence along the East margin of McGavock Lane, as widened, North 1 degree 49 minutes East 109.1 feet to a stake; thence with a curve to the right of radius 20 feet, the length of arc 26.8 feet to the beginning, according to a survey made by John M. Sullivan, County Surveyor on November 8, 1952, and being part of the property conveyed by Arch Harper to W. A. Hargis and wife, Alice M. Hargis by deed recorded in said Register's Office in Deed Book 416, Page 328; the interest of W. A. Hargis conveyed to Alice M. Hargis by deed recorded in Deed Book 597, Page 36. Mrs. Alice M. Hargis died leaving a will probated and recorded on June 7, 1943, in Will Book 59, Page 101, probated in Minute Book 104, Page 60, in which she devised said property to her daughter, Edna H. Combs. Edna H. Combs and husband conveyed the remainder interest to the property to Evelyn C. Lipscomb, Deed Book 1338, Page 529, and Evelyn C. Lipscomb re-conveyed her interest in such property to Archie G. Combs and wife, Edna H. Combs, Deed Book 1907, Page 267; and Archie G. Combs and wife, Edna H. Combs conveyed the property to R. H. Porter by deed dated February 28, 1953, recorded in Deed Book 2137, Page 56, all said deed recorded in the Register's Office of Davidson County, Tennessee, and to which deeds reference is expressly made.

Such property is conveyed subject to an easement for water main in the Lebanon Pike granted Bransford Realty Company on May 25, 1929 and recorded in Deed Book 722, Page 259, said Register's Office.

PARCEL TWO: The following described real estate together with all improvements thereon, situated in the 11th Civil District of Montgomery County, Tennessee, to wit:

Beginning at the Northwest corner of the intersection of U.S. Highway 41-A and West Meadow Circle, a Street or Drive shown on a plat of MEADOW CIRCLE SUBDIVISION, which plat is recorded in the Register's Office of Montgomery County, Tennessee, in Plat Book 3, Page 14, Plat No. 20, running thence along the North margin of said Highway, North 79 degrees 40 minutes West 172.81 feet to a stake at the Southeast corner of the Crescent Amusement Company property; thence along the East line of the Crescent Amusement Company property, North 1 degree 17 minutes West a distance of 203.48 feet to a stake in the South line of Lot No. 1 of Meadow Circle Subdivision; thence along the South line of Lot No. 1. South 79 degrees 40 minutes East a distance of 211.5 feet to a point in the West margin of West Meadow Circle Street; thence along the West margin of said Street, South 10 degrees 20 minutes West a distance of 200.04 feet to the beginning.

This lot is shown on a plat of Meadow Circle Subdivision above referred to as commercial property and reference is expressly made to such plat.

Said lot is part of property conveyed by D. H. Adams and wife to Carter W. Wallace, a 1/2 interest; R. H. Porter, a 1/4 interest, and Brown Harvey, a 1/4 interest, by deed recorded in Deed Book 106, Page 331. Carter W. Wallace conveyed a 1/4 interest to Huelin R. Porter by deed recorded in Deed Book 108, Page 238, and a one-fourth interest to Lynn Allison by deed recorded in Deed Book 108, Page 355, and a one-fourth interest was conveyed by Lynn Allison to Brown Harvey by deed recorded in Deed Book 108, Page 549 all recorded in the Register's Office of Montgomery County, Tennessee, and to which deeds reference is expressly made. Under the aforesaid deeds, Brown Harvey owns a 1/2 interest in the property, R. H. Porter a 1/4 interest and Huelin R. Porter a 1/4 interest.

PARCEL THREE: The following described real estate situated in the 7th Ward of the City of Clarksville, Montgomery County, Tennessee, to wit:

Beginning at an iron pin at the West intersection of State Highway #48 with the South margin of a 50 foot Street known as Hickory Grove Boulevard; runs thence along the South margin of said Street, South 81-1/4 West 210 feet to an iron pin in the East margin of an Alley or Street; thence along the East margin of said Alley or Street, South 3 West 87 feet to an iron pin by a fence post at the Northwest corner of Lot 27 in Block A of the Unseld Terrace Subdivision; thence along the North line of said Lot 27, South 82 East 238 feet to an iron pin at the Northeast corner of said Lot 27 in the West margin of State Highway No. 48 (Cumberland Drive); thence along the West margin of said Highway on a left curve, 150 feet to the beginning, being all of Lots 28 and 29, and the Southeast portion of Lot 30 in Block A of the Unseld Terrace Subdivision, a plat of which Subdivision is recorded in the Register's Office of Montgomery County, Tennessee, in Plat Book No. 1, Page 91, Plat No. 99. This description is according to survey of J. K. Dickson made on May 31, 1950. This is a portion of the property conveyed by L. C. Irvin and wife to R. H. Porter and Aubrey B. Harvey on May 2, 1950, recorded in Deed Book 105, Page 643, said Register's Office and to which deed reference is expressly made.

However, this property is subject to all restrictions as shown in deeds recorded in Deed Book 83, Page 629 and Deed Book 105, Page 643.

PARCEL FOUR: The following described real estate together with all improvements thereon situated in the 7th Civil District of Montgomery County, Tennessee, to wit:

Fronting 115 feet on the Westerly margin of U. S. Highway 41-A and more particularly described as beginning at an iron pin, the Northeast corner of a lot sold by Aubrey B. Harvey, Trustee, et al to Yount, et al and on which is conducted a motel business under the trade name "Edge-Of-Town Motel"; runs thence along the margin of said Highway North 23 degrees 6 minutes West 115 feet to an iron pin, which iron pin is 100.12 feet Southerly of the Northeast corner of the tract of land conveyed to Aubrey Harvey, Trustee, by Mrs. Belle Kirby as measured along the margin of said Highway; thence along a new line South 67 degrees 30 minutes West 200 feet to an iron

pin in the dividing line between the commercial and residential areas of Lealand Subdivision as shown by plat of record in Plat Book 4, Page 73 in the Register's Office of said County; runs thence along said dividing line South 23 degrees 8 minutes East 115 feet to an iron pin, the Northwest corner of the Yount lot; thence along the Northerly line of the Yount lot North 67 degrees 30 minutes East 200 feet to the beginning. This is the same property conveyed to R. H. Porter and Aubrey B. Harvey by deed of record in Deed Book 134, Page 323 said Register's Office.

PARCEL FIVE: The following described real estate together with all improvements thereon situated in the 8th Ward of the City of Clarksville, Montgomery County, Tennessee, to wit:

Beginning at a stake in the North margin of U. S. Highway 41-A (State Highway 112) in the East margin of a 50 foot Drive which is shown on a plat of WALNUT HILLS SUBDIVISION recorded in the Register's Office for Montgomery County, Tennessee, in Plat Book 2, Page 60, Plat 47, to which plat reference is expressly made, which Drive or Street is undeveloped and which Drive is along the West line of the original Shelton tract; runs thence along the North margin of said Highway, South 65 East 100 feet to the Southwest corner of a tract conveyed by Horace B. Stout and R. H. Porter to A & W Motor Court, Inc., by deed recorded in Deed Book 96, Page 409; thence along the West line of said lot North 25 East 78 feet 2 inches to a state at the beginning corner of a triangular lot conveyed by Horace B. Stout and R. H. Porter to A & W Motor Court, Inc. by deed recorded in Deed Book 105, Page 620, which point if also 11 feet 6 inches East of the Northeast corner of a building known as the Plaza Grill; runs thence along the West line of the A & W Motor Court, triangular lot (see Deed Book 105, Page 620), North 19-1/2 East 207 feet to an iron pin in the South margin of an undeveloped Drive or Street shown on the plat of WALNUT HILLS SUBDIVISION; runs thence along the South margin of said undeveloped Drive of Street, Westwardly 158 feet, more or less, to a turn in said Drive as shown on said plat; thence in a Southwesterly direction 31 feet as shown by said plat; thence South 5-1/2 West 175 feet, to the beginning and on whichproperty is located a Texas Company Station and the Plaza Grill.

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Being a portion of property which was conveyed by J. H. Unseld to Horace B. Stout, Deed Book 78, Page 551; a one-third interest conveyed by Stout to R. H. Porter, Deed Book 78, Page 592, and a one-sixth interest conveyed by Stout to Porter, Deed Book 86, Page 350, Register's Office of Montgomery County, Tennessee, and to which deeds reference is expressly made.

Also the following: Beginning at a stake on the North margin of U.S. Highway 41-A at the West margin of a 50 foot Drive as shown on a Platt of Walnut Hills Subdivision recorded in the Register's Office of Montgomery County, Tennessee, in Plat Book 2, Page 60, Plat No. 47, which point is also in the West line of the original Shelton tract; runs thence along the North margin of Highway 41-A South 65 degrees West 50 feet to a stake in the East margin of said 50 foot undeveloped street; thence along the line of such undeveloped Street, North 5-1/2 degrees West 175 feet, more or less; thence in a Northeasterly direction 37 feet; thence North 88 degrees East 158 feet, more or less, to the Northwest corner of the A & W Motor Court, lot, thence North 19-1/2 degrees East 50 feet to a stake (this course being a continuation of the present bearing of the A & W Motor Court line); thence South 88 degrees West 240 feet, more or less, to a stake; thence South 5-1/2 degrees West 231 feet to the beginning.

However, the above property is conveyed subject to all the utility rights and easements heretofore dedicated to Montgomery County, Tennessee, or which may have been heretofore acquired by the City of Clarksville, in any manner, including, but not limited to any sewer lines, electric power lines, telephone lines, and any other utility rights of easements.

Being the same property conveyed by City of Clarksville and by Montgomery County, Tennessee, to Horace B. Stout and R. H. Porter by deed dated April 16, 1950, recorded in said Register's Office in Deed Book 121, Page 25.

Also there is conveyed the following EASEMENT: An easement or Right of way over the property hereinbelow described, to be used for road purposes and a method of ingress and egress from the property hereinabove described as FIRST PARCEL: to wit; Beginning at a point on the North margin of U.S. Highway 41-A (State Highway 112) at the

Southeast corner of the property owned by Stout and Porter and on which property is located what is known as the Plaza Grill, which point is also the Southwest corner of a tract of land owned by A & W Motor Court, Inc., conveyed to it by said Stout and Porter by deed recorded in Deed Book 96, Page 409; runs thence along the East line of the Stout and Porter property (which is the FIRST PARCEL above described), and the West line of the A & W Motor Court property, North 27 East 78 feet 2 inches to an iron stake which is the South extreme point of a triangular strip of land conveyed by Stout and Porter to A & W Motor Court by deed recorded in Deed Book 105, Page 620, said point also being 11 feet 6 inches East of the Northeast corner of the building known as Plaza Grill; thence North 19-1/2 East 40 feet to a stake which point is approximately even with and West of the South wall of a proposed building to be erected by A & W Motor Court; thence South 7-1/2 degrees East 50 feet to a stake which is approximately 31 feet 6 inches East of the Northeast corner of the building known as the Plaza Grill; thence South 27 West 80 feet to a stake on the North margin of said Highway; thence North 65 West 20 feet along the North margin of said Highway to the beginning. Being the easement or right of way conveyed by A & W Motor Court, Inc. to Horace B. Stout and R. H. Porter by deed recorded in Deed Book 105, Page 622, Register's Office of Montgomery County, Tennessee, and to which deed reference is expressly made. It is understood that, as provided in the above deed, no building of any kind will ever be erected upon said strip of land, and it is to be left for the joint use of Grantee and A & W Motor Court, Inc., their respective heirs or assigns.

Also there is conveyed all interest in any all equipment and personal property in the buildings on said property which may be owned by the undersigned.

That Grantor's interest in the various Parcels set out above is as follows: Parcel One is the part of the property set aside to Grantor in fee, pursuant to the provisions of the Will of the late R. H. Porter, of record in Will Book W, Page 590, in the County Court Clerk's Office for Montgomery County, Tennessee, and is owned by her absolutely and in fee simple; Grantor owns a one-half undivided interest in Parcel Two, a one-

fourth undivided interest being set apart for her as her absolute property as provided by the Will of R. H. Porter, above mentioned, and the other one-fourth being devised to her under the terms of the Will of Huelin R. Porter, which is of record in Will Book X, Page 302, in the County Court Clerk's Office for Montgomery County, Tennessee; Grantor's interest in Parcels Three, Four and Five is a one-half undivided interest, the same being a part of the property set aside to her as her absolute property as provided by the terms of the said R. H. Porter, above mentioned.

That all of said real estate is presently encumbered by various leases to Third Parties of which Grantees have full knowledge and this conveyance is expressly subject to the rights of the tenants in possession of said property.

That Grantor (1) covenants that she is lawfully seized and possessed of said interest in said realty and that the same is unencumbered except for taxes for the current year, (2) will forever warrant and defend the title unto Grantees, their heirs and assigns, against the lawful claims of all persons, and (3) will give possession of said realty on 1 January 1969.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date and at the place written first herein.

Marie E. Porter
Grantor

BOOK 4305 PAGE 109

STATE OF TENNESSEE)
)
MONTGOMERY COUNTY)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared Maria E. Porter, a Widow, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

This 14 November 1968. My commission expires 9 Jan 1970.

Notary Public

H. N. DANIEL NOTARY MONTGOMERY

RECEIVED Jan. 13 1969 at 3:20 P.M.
RECORDED Jan. 13 1969
NOTE BOOK A-4 PAGE 235

CHARLES O. HARRISON, Register
Deputy

TRANSFERRED
JAN 13 1969
FRANK CUNNINGHAM, JR.
TAX ASSESSOR
By Ruth Morrow

ddrc

Maria E Porter

To Deed Frances Porter Davis, etal

REGISTER'S OFFICE
STATE OF TENNESSEE
MONTGOMERY COUNTY

Received for Record the 13 day of
Jan 1969 at 3:20 o'clock P.M.
and recorded in Official Record Book
Volume No. 81 Page 524 Noted in the
Book AA Page 235 Fee $ 13.50
CHARLES O. HARRISON, Register
_____ Deputy

BOOK 4305 PAGE 110

Jan 27 69	CONV	30,000.00		
Jan 27 69	CONV	31,350.00		
Jan 27 69	W'DEED		A**	15.00
			*	15.00

DANIEL, HARVILL & BATSON
ATTORNEYS AT LAW
CLARKSVILLE, TENNESSEE