This Form furnished by Attorneys Title Company, Inc.

BOOK 4309 PAGE 278

Form No. WD-3

FROM

Ernest Epley and wife,
Louise Justice Epley

TO

Homer L. Randolph and
wife, C. Dolores Randolph

For draftsman's use

This Instrument Prepared By:
Rebecca Thomas, Attorney
Court Square Bldg.
300 James Robertson Parkway
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Homer L. Randolph (NAME)	Security Federal Savings & Loan Ass'n (NAME)	Parcel 10-D
Lickton Pike (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	12670
Goodlettsville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Map 31 Par. 21-70

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

FEB 10 2 36 PM '69

FELIX Z. H... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 85,000.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 1969.

_____ Notary Public

MY COMMISSION EXPIRES: April 15, 1971.

(AFFIX SEAL)

430U52

For and in Consideration of the sum of Ten and no/100----------

-----($10.00)---------- DOLLARS

Cash in hand paid by Homer L. Randolph and wife, and other good and valuable considerations, the receipt of which is hereby acknowledged,

FEB 10 69	CONV	85,000.00			
FEB 10 69	S'TAX		A*	221.00	
FEB 10 69	PR'FEE		A*	.50	
FEB 10 69	W'DEED		A*	6.00	* 227.50

We, Ernest Epley and wife, Louise Justice Epley have bargained and sold, and by these presents do transfer and convey unto the said Homer L. Randolph and wife, Dolores Randolph, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT I:

Being in the 10th Civil District described according to a copy of a survey made December 28, 1951, by Lewis D. Justice, Surveyor, as follows:

BEGINNING at a point in the center line of Lickton Pike at R. K. Smith's southeast corner; thence with Smith's south line, north 71° 45' west 825 feet to a point on the south bank of a small drain; thence north 58° 30' west 2343 feet to a point; thence leaving Smith's line, south 17° 35' west 165 feet to a point; thence south 24° east 132 feet to a cedar on top of a ridge; thence south 56° 30' east 1207.8 feet along Wright's line, to a point on top of a ridge, and continuing with Wright's line, south 69° 30' east 330 feet to a black hickory; thence south 37° 45' east 376.2 feet to a planted stone, and continuing along Wright's line and along the northerly line of a tract conveyed to J. W. Petty and wife, by deed of record in Book 1403, page 50, Register's Office for said County, south 87° 10' east 1109 feet to a point at an iron stake in the north line of said J. W. Petty tract; thence north 14° east 329.7 feet to an iron stake; thence south 64° 15' east 368.3 feet to a spike in the center line of Lickton Pike; thence with the center line of same, north 0° 30' west 63.1 feet to an iron stike at the point of beginning, containing 34.62 acres more or less.

TRACT II:

Being in the 10th Civil District, about 8 or 9 miles northwest of the City of Nashville, consisiting of 81.74 acres more or less and described as follows:

BEGINNING at a stone, W. C. Smith's corner; running thence north 81° west, crossing a County Road, in all 83.68 poles to a stone 1 pole north of a beech, Owen's corner; thence north 2½° east 41.40 poles to a yellow-wood, hackberry and sugar tree; thence north 86½° west 97 poles to a stone and two beech pointers; thence south 3½° west 60 poles to a stake in Evans' northern boundary line; thence south 58½° east 129.60 poles to a stone; thence south 71-3/4° east 50 poles to a culvert in said County Road; thence north 1° west, with the center of said Road, 20.56 poles to a point in the center of said Road; thence south 76° east 19.36 poles; thence north 53° east 12 poles to a stone; thence north 34-3/4° east 11.21 poles; thence north 18° east 14 poles to a stone; thence north 8½° west 20 poles to a sycamore and thence north 37½° west 19.66 poles to the beginning, containing 94.53 acres more or less.

EXCLUDED from the above tract, however, are four tracts of land described as follows:

(1) BEGINNING in the center of said County Road at a point on the northern boundary line of said tract; thence north 81° west with said line, 410 feet; thence southerly and parallel with the center line of said Road, 100 feet; thence south 81° east 410 feet to the center of said Road and thence northerly with the center of said Road, 100 feet to the beginning, containing 0.94 acres more or less.

(2) BEGINNING at a point in the center of said County Road in the southern boundary line of said tract lying east of said road; thence south 76° east 285 feet; thence north 1° west 100 feet; thence north 76° west 285 feet to the center of said Road; and thence south 1° east with the center of said Road, 100 feet to the beginning, containing 0.65 acres, more or less.

(3) BEGINNING at a point in the center line of said County Road, 80.5 feet south of Smith's north corner at an iron pin; thence leaving said Road, south 80° 40' east 190 feet more or less to a point in White's Creek; thence with said Creek, south 37° 30' east 13 poles more or less to a point; thence south 8° 30' east 20 poles; thence south 18° west 14 poles; thence south 34° 45' west 11.21 poles; thence south 53° west 12 poles; south 76° west 2.36 poles more or less to the southeast corner of Tract 2 herein above described that has been excluded; thence with the line of Tract No. 2 excluded, northerly 100 feet to a point; westerly 285 feet to the center line of Lickton Pike; thence with the center line of said Pike as follows: North 3° 45' east 100 feet; north 13° 45' east 100 feet; thence north 16° 20' east 100 feet; north 18° east 602.9 feet to the point of beginning, containing 11.2 acres more or less.

(4) Being described according to a survey made by Ralph W. C. Lambert, Surveyor, dated February 1, 1969, as follows: BEGINNING at an iron pin in the easterly margin of Lickton Pike, in the northerly line of the property of L. C. Oakes; thence with the margin of said Pike, north 18° east 73.3 feet to an iron pin in the southerly right of way of an Access; thence with the same, south 81° east 78 feet to an iron pin; thence south 17° east 81.5 feet to an iron pin in Oakes northerly line; thence with the same, north 80° 40' west 125.3 feet to the point of beginning.

BEING property vested in Ernest Epley and wife, Louise Justice Epley, by deed from R. K. Smith and wife, as of record in Book 2994, page 450, said Register's Office.

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 Homer L. Randolph and wife, C. Dolores Randolph, their heirs and assigns, forever.

And we do covenant with the said Homer L. Randolph and wife, Dolores Randolph 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, Ernest Epley and wife, Louise Justice Epley do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Homer L. Randolph and wife, C. Dolores Randolph, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 7th day of February, 19 69, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ernest Epley

by Louise Justice Epley

Louise Justice Epley

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 4309 PAGE 281

Personally appeared before me, ~~Rebecca Thomas~~ CALVIN L. LEHEW, a Notary Public in and for said County and State, the within named Ernest Epley and wife, Louise Justice Epley

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 7th day of February, 19 69

Calvin L. Lehew, Notary Public

Commission Expires 18 oct. 1971

STATE OF TENNESSEE
Davidson County

On this 7th day of February, 1969, before me personally appeared Louise J. Epley, to me known to be the person who executed the foregoing instrument in behalf of Ernest Epley, and acknowledged that she executed the same as the free act and deed of said Ernest Epley.

Witness my hand this 7th day of February, 1969.

Calvin L. Lehew
Notary Public

My Commission expires: October 18, 1971

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 signing the name of the corporation by ....self as .....

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

....., Notary Public.

Commission expires .....