JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 THIRD AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

New owner: Tarbills: Dame Dame

D E E D

BOOK 4326 PAGE 444

Map. 82-3 Par. 54 Map. 84-8 Par. 80 PW

FOR AND IN CONSIDERATION of the love and affection I have for my children, I, E. L. Edwards, Sr., do hereby give, grant alien, convey and confirm unto Irma Edwards Barton and E. L. Edwards, Jr., their heirs and assigns forever, but preserving unto myself an estate for my natural life together with rents, issues and profits appertaining thereto, the following described parcels of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee, more particularly bounded and described as follows:
This tract lies immediately south of a lot or tract conveyed by A. H. Roberts to C. L. Daughtry on McGavock Lane in the 3rd Civil District of Davidson County, Tennessee, beginning at a point in the center of McGavock Lane 374.1 feet northeast along the center line of McGavock Lane from the northwest corner of a 10 acre tract conveyed to Sadie Deane Capps by deed from A. H. Roberts, of record in Book 966, page 86, Register's Office for said County and running thence South 74° 20' East 30.8 feet to a wooden fence post; thence continuing South 74° 20' East 239.5 feet to a wooden fence post, being the southeast corner of the property herein described; thence North 16° 30' East 399.2 feet to a wooden fence post, being the northeast corner of the property herein described, said point being in the South line of the C. L. Daughtry property 123.0 feet northwest of the southeast corner of said property; thence North 71° 40' West with the South line of the C. L. Daughtry property, 272.1 feet to a wooden fence post; thence continuing North 71° 40' West with the same line 30.0 feet to a point in the center line of McGavock Lane; thence along the center line of McGavock Lane, South 18° 20' West 75.7 feet to a point in the center line of said McGavock Lane, said point being the beginning of a 4° left turn, as surveyed by the Davidson County Highway Department in August, 1939; thence continuing in a southwesterly direction along the center line curve 342.5 feet to the point of beginning, containing 2-3/4 acres, more or less.

A TRACT of land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey by A. P. Connell, Engineer, November 19, 1951, as follows:
BEGINNING at an iron pin in the easterly margin of McGavock Pike, at the southwest corner of the land of E. L. Edwards, Sr., said point being North 3° 10' East 147.9 feet from an iron pin at the beginning of a curve at the intersection of said Pike and a 50-foot unnamed street; thence with the South line of said Edwards land, South 74° 37' East 241.5 feet to a post, and continuing with Edwards' easterly line, North 16° 20' East 400 feet to a post in the South line of the Cooper land; thence with Cooper's line, South 71° 58' East 123.3 feet to a post; thence South 62° 20' East 91.4 feet to an iron pin; thence South 23° West 418.5 feet to an iron pin in the North margin of an un-named street; thence with the North margin of said street South 89° West 175.4 feet to an iron pin, and continuing with the margin of said street, South 83° 25' West 126.7 feet to an iron pin, and continuing with the same, South 85° 05' West 68.6 feet to an iron pin at the beginning of a curve of 20-foot radius; thence with said curve northwestwardly 34.23 feet to an iron pin in the easterly margin of McGavock Pike; thence along said margin of said Pike North 3° 10' East 147.9 feet to the point of beginning, containing 2.66 acres, more or less.

NOTE: There is included in the above two (2) descriptions, but excluded from this conveyance that portion of both tracts conveyed to Alliene Harsh Jackson by deed of record in Book 3314, page 439, and to Walter H. Trapp et ux, by deed of record in Book 3371, page 615, Register's Office for said County.

BEING a part of the same property conveyed to E. L. Edwards, Sr, and wife, Huda Reed Edwards, by two deeds, one dated October 5, 1949, from Hattie Smith Roberts, et als, recorded in Book 1760, page 105, said Register's Office, and from Noel B. Nokes, et al, as recorded in Book 2029, page 538, said Register's Office, the said Huda Reed Edwards having since died.

BEING Lot No. 89 in Sharpe & Horn's Second Addition, a plan of which is recorded in Book No. 161, page 53, of the Register's Office for Davidson County, Tennessee.
SAID Lot No. 89 fronts 50 feet on the East side of Joseph Avenue, and runs back between parallel lines 145 feet to an alley in the rear.
BEING the same property conveyed to E. L. Edwards, Sr., by deed dated 4th day of October, 1967, from L. Kenneth Johnson, Substitute Trustee, as recorded in Book 4182, page 422, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land there unto belonging to the said Irma Edwards Barton and E. L. Edwards, Jr., their heirs and assigns forever, subject only to the life estate of the Grantor.

IN WITNESS WHEREOF, I, E. L. Edwards, Sr., have hereunto affixed my signature this the 17 day of April, 1969.

A 37560

T IDENTIF. REFERENCE

Apr 17 12 52 PM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 17 69 CONV 21.00
APR 17 69 S'TAX .12
APR 17 69 PRFEE .50
APR 17 69 W'DEED 3.00 * 58.62

E. L. Edwards Sr

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 E. L. Edwards, Sr.,(a widower), the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this the 17 day of April, 1969.

NOTARY PUBLIC

My commission expires: 12-7-70

This instrument prepared by
JOHNSON & EDWARD
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

The actual consideration for this transfer or value of property (whichever is greater) is $ 21.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

E. L. Edwards

Sworn to and subscribed before me this 17 day of April, 1969

My commission expires: 12/7/70