A 8 3 1 1 3

This instrument prepared by;
Thomas P. Kenaday
Law Offices: Farris, Evans, Evans
Third National Bank Bldg.

IDENTIF. REFERENCE

WARRANTY DEED

JUL 9 10 25 AM '70

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KEVIN WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Address of New Owner and Tax Bills To:

E. H. Hoover, Jr.
Route 2
Antioch, Tennessee 37013

E. H. Hoover, Jr.
Route 2
Antioch, Tennessee

Map Parcel No.

Map 164
Par. 1

JUL-9 MISC A* 4.50 * 4.50

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a conveyance to terminate and dissolve the estate of tenants by the entirety in the property herein described and for the purpose of vesting fee simple title in E. H. Hoover, Jr., pursuant to T. C. A. § 64-110 [Acts 1955, ch. 78, § 1],

I, Lucinda Hoover, wife of E. H. Hoover, Jr., have this day bargained and sold, and do hereby transfer and convey unto E. H. Hoover, Jr., his heirs and assigns, all of my right, title and interest in and to a tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit:

LAND in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of the Murfreesboro Turnpike, Morgan's northeast corner; thence south 39 deg. west 111 poles to a stake; thence south 70 deg. west 32.88 poles to a stake in Ben Matlock's east boundary line; thence south 3 deg. west 55 1/2 poles to a stake and fence post; thence south 88 1/2 deg. east 108.53 poles, more or less to a point, the southwest corner of a tract of land conveyed by J. P. Gambill to T. M. Gambill in Book 641, page 312, thence with the westerly line of tract No. 23 3/4 deg. east 118 1/2 poles, more or less, to a point, the northwest corner of the property conveyed to T. M. Gambill in Book 641, page 312; thence north 46 1/2 deg. west 71 1/4 poles, more or less, to the beginning, containing 86 acres and 150 poles, more or less.

The aforesaid property is conveyed subject to such limitations, restrictions and encumbrances of record as may affect the said property, including a certain right of way agreement between E. H. Hoover, Jr., and Columbia Gulf Transmission Company, dated February 13, 1968.

Being the same property conveyed by Eph H. Hoover, Jr. to Lucinda Hoover for the purpose of creating an estate as tenants by the entirety by deed of record in Book 4212, page 819, Register's Office of Davidson County, Tennessee; being a portion of the same property described as Tract No. Two in Deed of Record Book 3640, page 24, Register's Office of Davidson County, Tennessee.

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said E. H. Hoover, Jr., his heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple and have good right to convey it. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said E. H. Hoover, Jr., his heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand this 6 day of July, 1970.

Lucinda Hoover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bettye Droupe, a Notary Public in and for said county and state, Lucinda Hoover, the within named 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 6 day of July, 1970.

Bettye Droupe
Notary Public

My Commission Expires:

October 20, 1973

BETTYE DROUPE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE STATE AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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The actual consideration or value whichever is greater, for this transfer is $ 10.00 .

Subscribed and sworn to before me, this the 6 day of July, 1970.

Affiant

Notary Public

My Commission Expires:

October 20, 1973