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

IDENTIF. REFERENCE

WARRANTY DEED

BOOK 4430 PAGE 141

JUL 9 10 25 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills To:	Map Parcel No.:
E. H. Hoover, Jr. Route 2 Antioch, Tennessee 37013	E. H. Hoover, Jr. Route 2 Antioch, Tennessee	Map 163 Par. 129

JUL-9 MISC A* 4.50 * 4.50 M. D.

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 Civil District of Davidson County, Tennessee, being Lots Nos. 6 to 11 inclusive on the map of Simeon Stevens Lands, as of record in Book "H", page 409, County Court for said County, described together as follows:

BEGINNING at a stake, the southwest corner of Lot No. 5 on said plan; thence south 1 1/2 deg. west 152.16 poles to a stake; thence east 20 poles to a stake and pointers; thence south 1 deg. west 88.92 poles to a stake; thence east 42 poles to two cedar stumps; thence north 1/2 deg. east 84.02 poles to a stake; thence north 78 deg. west 9 poles to a stake and hickory pointers; thence north 1 1/4 deg. west 83.72 poles to a stake; thence east 22.70 poles to a stone; thence north 71 poles to a stake and elm; thence west 45.60 poles to a stake, the southeast corner of lot No. 5; thence north 87 1/4 deg. west 27.28 poles to the beginning, containing 80.97 acres, more or less.

SUBJECT TO:
Family graveyard as described in deed from B. B. Matlock and wife, to Simon Stephens decendants, dated May 25, 1916, filed May 27, 1916, and recorded in Book 481, page 690, Register's Office for Davidson County, Tennessee.
GRAVEYARD consisting of 20 graves, more or less, lying on a hill south of the house on the above property, be known as the Old Montgomery Grave Yard, as described in deed from R. G. Kay, et al, to R. S. Rieves, Sr. and wife, dated November 26, 1949, filed Dec.

6, 1949, and recorded in book 1780, page 557, Register's Office for Davidson County, Tennessee.
Graveyard enclosed by wire fence consisting of three graves lying just south of the house, in which grave yard is buried Ben Matlock his wife and Willie Gleaves, as described in deed from R. G. Kay, et al, to R. S. Rieves, Sr. and wife, dated November 26, 1949, filed Dec. 6, 1949, and recorded in book 1780, page 557, R. O. D. C., Tennessee.

It is expressly understood and agreed that Grantors are hereby conveying their entire interest in and to the entire tract of land including their interest in the aforementioned grave yards.

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 a part of the same property conveyed to E. H. Hoover, Jr., and wife, Lucinda Hoover, by Judson Harwood, Trustee, by deed of record in 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 Troupe, 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.

My Commission Expires:
October 20, 1973

Bettye Troupe
Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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