BOOK 4439 PAGE 274

Map. 64
Par. 6-7
PW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $298,840.00

J. R. Coarsey
Affiant

Subscribed and Sworn to before me, this the 30th day of June, 1970.

Mrs. Alfred P. Bibb
Notary Public

MY COMMISSION EXPIRES: 2-7-73

ADDRESS NEW OWNER (S) AS FOLLOWS:

J. R. Coarsey, Trustee
905 Gallatin Road
Madison, Tennessee 37115

SEND TAX BILL TO:

J. R. Coarsey, Trustee
905 Gallatin Road
Madison, Tennessee 37115

A871889

IDENTIF. REFERENCE

AUG 18 9 22 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 18 70	CONV	*	298,840.00		
AUG 18 70	S'TAX		A* 776.88		
AUG 18 70	PR'FEE		A* .50		
AUG 18 70	W'DEED		A* 9.00	*	786.38

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

WHEREAS, B. C. & D. Company, Inc. purchased what was known as the Hartley Farm, from Mrs. Aimee B. Hartley, by deed of record in Book 3844, Page 939, Register's Office for Davidson County, Tennessee, for a consideration of $135,656.00; and

WHEREAS, prior to the purchase of the Hartley Farm, J. R. Coarsey, Trustee, was conveyed what was known as the Hurt Farm. The said J. R. Coarsey, Trustee, Grantee herein, was holding the said Hurt Farm for the use and benefit of Gaines Building Corporation, J. R. Coarsey and Erminia S. Coarsey, as a co-partnership, Lewis E. Gaines and Joe Gaines, as a co-partnership, R. R. Mincy and R. E. Mincy, as a co-partnership, C. A. Wilson and W. Raymond Denney, each having a one-sixth beneficial interest. Likewise, the stockholders of B. C. & D. Company, Inc. were the same ownership in the same interest as their respective beneficial interest in J. R. Coarsey, Trustee, and B. C. & D. Company, Inc. has resolved to surrender its Charter as of June 30, 1970, and, therefore, will transfer B. C. & D. Company, Inc.'s interest to J. R. Coarsey, Trustee, who will hold the same as Trustee under the original Syndicate Agreement between the parties named, each having a one-sixth interest.

NOW, FOR AND IN CONSIDERATION of Ten Dollars, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, B. C. & D. Company, Inc. does hereby transfer and convey the property purchased from Mrs. Aimee B. Hartley and the property purchased from James B. Turner and wife, Mary L. Turner, to the said J. R. Coarsey, Trustee, and his successors in trust, with full power to sell, transfer and convey, without the joinder of any beneficiary, being the same property conveyed to B. C. & D. Company, Inc., less the transfer of several small tracts heretofore conveyed by B. C. & D. Company, Inc., which will be later referred to. Said property is hereinafter described in detail.

Land in the 4th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Hickerson and Smith Engineering Co., dated November 20, 1964, as follows: Beginning at an iron pin in the center of an old fence post, Hurt's southeast corner, in the north margin of Shute Lane, the same being .5 mile from the northeast corner of Old Hickory Boulevard and Shute Lane; thence with said margin of said Lane, South 89°50' East 560.0 feet; South 87° 30' East, 529.5 feet to an iron pin, Turner's southwest corner; thence with Turner's west line, North 2° 45' East 1171.0 feet to an iron pin; thence with Turner's South line, North 89° West, 161.0 feet to an iron pin at fence post; thence with Turner's West line, North 4° 30' East 757.0 feet to an iron pin; thence South 85° 45' East, 57.5 feet to an iron pin; thence continuing with Turner;s West line; North 2° 45' East 204.5 feet to an iron pin, Turner's northwest corner; thence with Turner's north line, South 84° 45' East 279.5 feet to an iron pin set by others, Turner's northeast corner; thence with Turner's east line South 6° 00' West, 935.0 feet to an old iron pipe; thence continuing with said east line, South 2° 45' West, 1204.0 feet to a point in the center line of Shute Lane, Turner's southeast corner; thence with the center line of said lane, South 87° 30' East, 410.5 feet to a point in the center line of said Lane; thence leaving said Lane and with an old established fence line, North 2° 30' East, 4,238.0 feet to an old iron pin set by others in the south line of the U. S. Government property; thence with a vertical bluff, North 76° 58' West, 635.0 feet to an old iron pin set by others in the original east line of the property conveyed to Tennessee Towing Company by deed from Tom S. Hartley and wife, Aimee B. Hartley, of record in Book 2345, page 259, Register's Office for said County; thence with said east line and an old established fence line South 5° 00' East 1,310.0 feet to a hackberry; thence with the south line of said tract with an old established fence line, North 59° 30' West, 2,130.0 feet to an iron pin; thence North 11° 25' West, 80.2 feet to an iron pin set by others in the South line of the U. S. Government property; thence with said property line, North 58° 00' West, 260.15 feet to an iron pin; thence North 73° 15' West, 303.5 feet to an old iron pin set by others; thence with an old established fence line, South5° 20' East, 2,106.3 feet to an old iron pin set by others; thence continuing with said old fence line, South 89° 15' East, 940.4 feet to an old iron pin by others; thence continuing with said old fence line, South 2° 30' West, 2,276.0 feet to the point of beginning, containing 171.38 acres, more or less.

Included in the foregoing description but specifically excluded from this conveyance is the following tract of land to wit: Beginning at a point in the west boundary, said point being North 89° 15' East 940.4 feet and North 2° 30' East from the North line of Shute Lane at the common corner of the Hartley and Hurt properties; thence North 5° 20' West 977.8 feet following the common line between Hartley and Hurt to a point; thence South 49° 56' East 386.8 feet to apoint; thence South 37° 11' East 575.4 feet to a point; thence South 11° 45' East 280 feet to a point; thence North 89° 15' West 610 feet to the point of beginning, containing 8.9 acres, more or less.

Being part of the same property conveyed to Tom S. Hartley and wife, Aimee B. Hartley, by deed from Mary Lloyd Turner and husband James B.Turner, of record in Book 1286, page 205 in the Register's Office for Davidson County, Tennessee, the said Tom S. Hartley having since died.

Being the same property conveyed to B. C. & D. Company, Inc., by deed from Mrs. Aimee B. Hartley, of record in Book 3844, Page 939, Register's Office for Davidson County, Tennessee.

The property above described contains 162.48 acres. Included in the above description but excluded from this conveyance are the following tracts of land:

3.1 acres conveyed by B. C. & D. Company, Inc., to Joel F. Throneberry, Jr., and wife, Betty L. Throneberry, as recorded in Book 3852, Page 373, R.O.D.C., Tennessee, to which reference is here expressly made.

1.1 acres conveyed by B. C. & D. Company, Inc., to J. R. Coarsey, Trustee, as recorded in Book 4105, Page 710, R.O.D.C., Tennessee, to which reference is here expressly made.

13.8 acres conveyed to J. R. Coarsey, Trustee, by B. C. & D. Company, Inc., as recorded in Book 4105, Page 712, R. O. D. C., Tennessee, to which reference is here expressly made.

0.99 acres conveyed by J. R. Coarsey, Trustee, to Herman B. Wade and wife, Mary J. Wade, by deed recorded in Book 4389, Page 200, and by deed of correction from B. C. & D. Company, Inc., of record in Book 4402, Page 177, R.O.D.C., Tennessee, to which reference is here expressly made.

1.57 acres conveyed by J. R. Coarsey, Trustee, to Herman B. Wade and wife, Mary J. Wade, by deed recorded in Book 4389, Page 198, and by deed of correction from B. C. & D. Company, Inc., of record in Book 4402, page 174, R.O.D.C., Tennessee, to which reference is hereexpressly made.

3.3 acres conveyed by B. C. & D. Company, Inc., to Herbert T. McCall and wife, Mary Loftis McCall, by deed recorded in Book 4316, page 709, R. O. D. C., Tennessee, to which reference is here expressly made.

As of November 22, 1967, B. C. & D. Company, Inc. purchased 10.8 acres, more or less, from James B. Turner and wife, Mary L. Turner, by deed of record in Book 4196, Page 5, Register's Office for Davidson County, Tennessee. Said property is described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point 1204 feet North of the center of Shute Lane and on a line parallel with and 150 feet East of the easterly line of the property conveyed to Tom B. Hartley and wife, by deed from Mary Lloyd Turner and husband, of record in Book 1286, page 205, Register's Office for said County; thence South 2 3/4 deg. West 1204 feet to the center of Shute Lane; thence with the center of said Lane North 87 1/2 deg. West 150 feet to said Hartley's southeast corner; thence with the line of said Hartley property NOrth 2 3/4 deg. East 1204.5 feet; thence North 89 deg.

West 161 feet; thence North 4 1/2 deg. East 757 feet; thence South 85 1/4 deg. East 57.5 feet; thence North 2 3/4 deg. East 204.5 feet; thence leaving said Hartley property South 85 3/4 deg. East 280 feet to a stake; thence southwardly to the beginning, containing 10.8 acres, more or less.

Said property was conveyed to James B. Turner by four deeds from Mrs. Evelyn H. Turner, of record in Book 1151, Page 369, by deed of correction of record in Book 1165, Page 161, by deed of record in Book 2806, Page 223, and by deed of record in Book 2805, Page 278, said Register's Office.

Being the same property conveyed to B. C. & D. Company, Inc., by deed from James B. Turner and wife, Mary L. Turner, of record in Book 4196, Page 5, Register's Office for Davidson County, Tennessee.

The entire tracts herein conveyed contain 149.42 acres.

J. R. Coarsey, Trustee, assumes and agrees to pay all of the unpaid obligation owing by B. C. & D. Company, Inc., referred to in the deed from James B. Turner and wife, Mary L. Turner, to B. C. & D. Company, Inc., of record in Book 4196, Page 5, Register's Office for Davidson County, Tennessee, and any other outstanding indebtedness of said corporation.

J. R. Coarsey, Trustee, Grantee, assumes taxes for the year 1970.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his assigns and successors in trust, forever; B. C. & D. Company, Inc. does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, except as herein provided, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his assigns and successors in trust, against

the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the corporate party has caused its name to be signed hereto by its duly authorized officers, on this the 30th day of June, 1970.

B. C. & D. COMPANY, INC.,

By J. R. Coarsey
J. R. Coarsey, President

Attest:

R. E. Mincy
R. E. Mincy, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Mrs Alfred R Akin, a Notary Public within and for the State and County aforesaid, personally appeared J. R. Coarsey and R. E. Mincy, with whom I am personally acquainted, and who upon their several oaths acknowledged themselves to be the President and Secretary, respectively, of the B. C. & D. Company, Inc., the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said J. R. Coarsey as such President, and attesting the same by the said R. E. Mincy as such Secretary.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this the 30th day of June, 1970.

Mrs. Alfred R. Akin
Notary Public

My Commission Expires:

2-7-73

NOTARIAL SEAL NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY