This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

C. W. TIDWELL ET UX

TO

JAMES E. GLEAVES ET UX

For draftsman's use

THIS INSTRUMENT PREPARED BY

CLARENCE O. INGRAM
Attorney at Law
Graylynn Drive at Lebanon Road
Nashville, Tennessee 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Gleaves (NAME)	New Owner (NAME)	Map 95-15
2400 Pennington Bend Rd (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 3
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pd

(FOR REGISTER'S USE)

IDENTIFICATION SEP 15 9 27 AM '70 FELIX A. LEGGETT REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$10,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 1970

Robert S. Cook
Notary Public

MY COMMISSION EXPIRES: 2-16-74

(AFFIX SEAL)

A 85939

For and in Consideration of the sum of TEN THOUSAND AND NO/100 ($10,000.00) **DOLLARS**

cash in hand paid by James E. Gleaves and wife, Margaret S. Gleaves, hereinafter called the Grantee, the receipt of which is hereby acknowledged, we, C. W. Tidwell and wife, Mildred Tidwell, hereinafter called the Grantors,

SEP 15 70	CONV	10,000.00				
SEP 15 70	S'TAX		A*	26.00		
SEP 15 70	PR'FEE		A*	.50		
SEP 15 70	W'DEED		A*	6.00	*	32.50

have bargained and sold, and by these presents do transfer and convey unto the said

James E. Gleaves and wife, Margaret S. Gleaves

(his) (their) successor and/or **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, December 19, 1956, as follows:

Beginning at a point in the center of the Old Lebanon Pike

(Elm Hill Pike), abandoned, where it intersects the western boundary line of the Walter Grady Jenkins, Sr., et al. property of record in book 1427, page 611, Register's Office for Davidson County, Tennessee, said point being south 16° 10' east from a "Pin Oak" as located by Mr. T. H. Page, December 15, 1956· thence with the center of said road and Walter G. Jenkins' line, north 84° 06' west 189.22 feet to an iron pin, South 77° 48' west 100 feet to a point in the southern boundary line of the W. A. Gleaves property of record in book 584, page 29, said Register's Office, south 73° 21' west 50 feet to an iron pin and south 66° 14' west 62.06 feet to the northeast corner of the Bridges property of record in book 97, page 550, said Register's Office; thence with the eastern boundary line of said Bridges property south 11° 43' east 149.36 feet: thence with the north line of abandoned right-of-way of the Nashville, Chattanoogo & St. Louis Railroad south 79° 13' west 275.33 feet crossing the Old Lebanon Pike (Elm Hill Pike) to a point west thereof; thence south 10° 47' east 80 feet to the southerly right-of-way of the said abandoned railroad; thence with said right-of-way north 79° 13' east to the northerly margin of the present Elm Hill Pike and continuing with same in all 320.73 feet to an iron pin; thence continuing with said margin north 80° east 358.73 feet; thence north 10° west 40 feet; thence north 16° 10' west 152.79 feet to the beginning, containing 2.57 acres, more or less.

Being the same real property conveyed to C. W. Tidwell and wife, Mildred Tidwell by deed from T. H. Page and wife, dated October 5, 1942, filed November 2, 1942, and recorded in Book 1238, Page 212, said Register's Office.

Included in the above description but excluded from this conveyance is the below described tract of land which was conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed of record in Book 3901, Page 776, Register's Office for Davidson County, Tennessee.

A tract of land in Davidson County, Tennessee, described as follows:

Beginning at a point where the property line between C. W. Tidwell and W. G. Jenkins intersects the North margin of Elm Hill Pike· thence westerly along the North margin of Elm Hill Pike, 690 feet to a point in the center line of the Old Lebanon Road, thence Northeasterly 70 feet along the center line of the Old Lebanon Road to a point in the north margin of the Old abandoned Lebanon Branch of the N.C.& St. L. Railroad; thence easterly 260 feet along the north margin of the Old abandoned Lebanon Branch of the N. C. & St. L. Railroad; thence Northeasterly along the property line between C. W. Tidwell and Austin Bridges, 40 feet to a point in the new relocated north margin of Elm Hill Pike; thence North 77° 31' 56" east 55 feet along the new relocated north margin of Elm Hill Pike to a point; thence North 82° 28' 35" East 332 feet along the new relocated north margin of Elm Hill Pike to a point in the property line between C. W. Tidwell and W. G. Jenkins: thence southerly along the property line between C. W. Tidwell and W. G. Jenkins 130 feet to the point of beginning and containing 59,800 square feet, more or less.

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BOOK 4445 PAGE 393

This is unimproved (X) improved ( ) property, known as 2400 Elm Hill Pike Nashville, Tennessee 37214
(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 Grantee (his) (their) successors and/or heirs and assigns, forever.

And we do covenant with the said Grantee 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, the said Grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee (his) (their) successor and/or heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 12th day of September, 19 70, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

C. W. Tidwell

C. W. Tidwell

Mildred Tidwell

Mildred Tidwell

Page 3-Tidwell to Gleaves

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 4445 PAGE 394

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. W. Tidwell and wife, Mildred Tidwell

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 18th day of September, 1970.

Robert E. [illegible], Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires February 10, 1971

STATE OF .....
County of .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

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

....., Notary Public

Commission Expires.....

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.....