This instrument prepared by Frank M. Newman, Attorney, Donelson, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.-Mrs. Thomas E. Harris (NAME:)	same (NAME:)	Map. 98
Earhart Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 68
Hermitage, Tenn. 37076 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

WHEREAS, J. F. Harris died in Davidson County, Tennessee on January 30, 1971, and whereas his wife, Hilda W. Harris, died in Davidson County, Tennessee July 15, 1969 and the said J. F. Harris and wife, Hilda W. Harris, leaving as their sole survivors and heirs-at-law their two children, Thomas E. Harris and Jean Harris McClard, and,

WHEREAS, the surviving children desire to settle the estate of their parents by a division of their property and vesting title to the real estate owned by the said J. F. Harris and wife, Hilda W. Harris, in one of the surviving heirs, namely, Thomas E. Harris, and his wife, Virginia W. Harris.

Now, therefore, for and in consideration of the sum of one dollar ($1.00) cash in hand paid, a receipt of which is hereby acknowledged and other good and valuable consideration, we, Thomas E. Harris and Jean Harris McClard, have bargained and sold and by these presents do hereby transfer and convey unto Frank M. Newman, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being part of Tract No. 10 on the map showing the subdivision of a part of the Jacobs Farm, and described according to a survey made by Hickerson & Smith Engineering Company, April 14, 1965, as follows:

Beginning at an iron pin in the northern boundary line of the property conveyed to Thomas E. Harris and wife, of record in Book 3253, page 473, Register's Office for said County, said iron pin being north 64 deg. 04' east32.1 feet from the northerly margin of Earhart Pike; thence north 52 deg. 38' east 148.1 feet to an iron pin; thence north 63 deg. 22'east 236.5 feet to an iron pin; thence south 89 deg. 18' east 64.6 feet to an iron pin; thence south 0 deg. 24' west 157.7 feet to an iron pin in the northern boundary line of said Thomas E. Harris property; thence with same, south 87 deg. 54' west 290 feet to an iron pin and south 64 deg. 04' west 109.5 feet to the beginning, containing 0.76 of an acre, more or less.

Being the same property conveyed to J. F. Harris and wife, Hilda W. Harris, both now deceased, by deed from Pattie Harrison and husband, C. M. Harrison, by deed of record in Book 3887, page 680, Register's Office for Davidson County, Tennessee, and having passed by operation of law from the said J. F. Harris and wife, Hilda W. Harris, to Thomas E. Harris and Jean Harris McClard, as their sole surviving children and heirs-at-law.

Also conveyed herewith is a 25-foot easement for a right-of-way for ingress and egress, leading from the above described property to Earhart Pike, said easement being located immediately north of the southerly boundary line of the property belonging to Pattie Harrison, said easement being 25-feet wide. Said easement runs with the land and is transferable.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Frank M. Newman, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Thomas E. Harris and Jean Harris McClard, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank M. Newman, Trustee, his successors and assigns, against the lawful claims of all persons whosoever.

And now, I, the said Frank M. Newman, Trustee, for and in consideration of the sum of One and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Thomas E. Harris and wife, Virginia W. Harris, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made,and said property is conveyed to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Thomas E. Harris and wife, Virginia W. Harris, their heirs and assigns, forever.

And I do covenant with the said Thomas E. Harris and wife, Virginia W. Harris, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Frank M. Newman, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Thomas E. Harris and wife, Virginia W. Harris, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 19 day of JUNE 1971.

Thomas E. Harris

Jean Harris McClard

Frank M. Newman Trustee

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 Thomas E. Harris, 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 official seal at Nashville, Tennessee, this 21 day of June 1971.

H. Philip Hobbs
Notary Public

My commission expires: March 15, 1974

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IDENTIF. REFERENCE

JUN 22 8 49 AM '71
REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF MACON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEAN HARRIS McCLARD, 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 OFFICIAL SEAL at Lafayette, Tennessee, this 19th day of June, 1971.

Notary Public

MY commission expires: July 31, 1972

JUN22F CONV 10,647.56
JUN22F CONV 10,647.56
JUN22F S'TAX A* 27.56
JUN22F S'TAX A* 27.56
JUN22F PR'FEE A* .50
JUN22F W'DFED A* 4.50 * 60.12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, H. Philip Sadler, a Notary Public in and for said County and State, the within named Frank M. Newman, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 21 day of June, 1971.

H. Philip Sadler
Notary Public.

MY commission expires: March 18, 1974

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $10,647.56. Affiant Subscribed and sworn to before me this 22nd day of June 1971

STATE OF TENNESSEE
COUNTY

County Register

The actual consideration or value, whichever is greater, for this transfer is $5,323.75.

Thomas E. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF June 1971.

H. Philip Sadler
Notary Public

My commission expires: March 18, 1974