BOOK 4538 PAGE 594

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

JAMES M. FISCHER, JR., TRUSTEE

TO

OWEN G. BARNES, ETUX

For draftsman's use

This Instrument prepared by:

Henry K. Buckner, Jr.
3937 Gallatin Rd.
Nashville, Tenn. 37216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Owen G. Barnes (NAME)	New owner (NAME)	Map 78
5522 Winn Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

B 3132 5 T

IDENTIF. REFERENCE

SEP 21 3 09 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 8,500.00 Mrs Owen Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 71.

Notary Public

My Commission Expires Nov. 20, 1972

MY COMMISSION EXPIRES:

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

James M. Fischer, Jr., Trustee with full power to mortgage, sell, convey and otherwise dispose of said real property without joinder of any beneficiary

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

Owen G. Barnes and wife, Evelyn Barnes

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the Eighth Civil District of Davidson County, Tennessee, being a 6.33 acre tract according to a survey dated July 7, 1971, by L. C. Petty, Tennessee Registered Surveyor Number 55, and more fully described as follows:

Beginning at a point in the easterly margin of River Road; said point being 1,491 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee;

thence North 31 degrees 15 minutes West 190 feet in the easterly margin of River Road to a steel post; thence North 66 degrees 21 minutes East 418 feet to a steel post; thence South 83 degrees 24 minutes East 1276 feet to a steel post; thence South 83 degrees 24 minutes East 55 feet more or less, to the Cumberland River; thence South 8 degrees 45 minutes East 171 feet with the meanders of the Cumberland River to a point: thence North 82 degrees 25 minutes West 62 feet, more or less, to a steel post; thence North 82 degrees 25 minutes West 1224 feet to a steel post; thence South 63 degrees 42 minutes West 396 feet to the point of beginning.

Being part of the same property conveyed to James M. Fischer, Jr., Trustee, with full powers to mortgage, sell, convey and otherwise dispose of said real property without joinder of any beneficiary, by deed from J. C. Dale, Trustee, of record in Book 4457, Page 175, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restrictions and easements.
1. No trailer or mobile home shall be maintained on the within described property unless placed within 250 feet of the banks of the Cumberland River.
2. No inoperative or junk vehicles shall be kept or maintained in the within described property.
3. There shall be no swine maintained on the within described property for commercial purposes.
4. A perpetual easement and right to flood premises or such parts thereof as may be necessary--as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River with all other and additional rights as are fully set out in "Deed of Flowage Easement" from W. L. Sadler, etal, to United States of America, of record in Book 2143, Page 285, Register's Office for Davidson County, Tennessee.

These restrictions are to run for a period of twenty (20) years from date of deed. These restrictions may be modified by a vote of 75% of the property owners affected.

This is unimproved (X) improved ( ) property, known as River Rd. (House Number) (Street) Nashville, Tennessee 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 Owen G. Barnes and wife, Evelyn Barnes their heirs and assigns, forever.

And I do covenant with the said Owen G. Barnes and wife, Evelyn Barnes that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, James M. Fischer, Jr., Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Owen G. Barnes and wife, Evelyn Barnes their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 3rd day of Sept., 19 71, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James M. Fischer Jr. Trustee

Form No. WD3b

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Jim Stevens, a Notary Public in and for said County and State, the within named James M. Fischer, Jr., Trustee, with full powers to mortgage, sell, convey and otherwise dispose of said real property without the joinder of any beneficiary.

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 21st day of Sept., 1971

Jim Stevens, Notary Public

My Commission Expires Nov. 20, 1972

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

SEP 21 CONV *8,500.00
SEP 21 S'TAX A* 22.10
SEP 21 PR'FEE A* .50
SEP 21 W'DEED A* 6.00 * 28.60

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