THIS INSTRUMENT PREPARED BY
RODNEY VICTOR AHLES
ATTORNEY AT LAW
LEBANON, TENNESSEE 37087

HH1 50

address of new owner: Send Tax Bills
Bascom Cooksey Jr. Same
P.O. Box 99
Lebanon, Tenn 37087

Map 86-1
Parcel 68.
SH

D E E D

BOOK 4593 PAGE 125

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Carroll Johnson, Sr., have this day bargained and sold and do hereby transfer and convey unto Bascom Cooksey, Jr., his heirs and assigns, my one-third (1/3) undivided interest in the following described tract or parcel of land situate and lying in the 4th Civil District of Davidson County, Tennessee, according to a survey made by Hickerson and Hickerson, engineers, dated May 6, 1968, more particularly described as follows:

Beginning at a point in the northwest margin of Lebanon Road or U. S. Highway 70N, thence north 36 degrees 09 minutes west a distance of 400.0 feet to a point; thence south 80 degrees, 23 minutes east a distance of 278.6 feet to a point; thence south 37 degrees 47 minutes east a distance of 194.8 feet to a point in the northwest margin of Lebanon Road; thence along the northwest margin of Lebanon Road south 52 degrees 13 minutes west a distance of 200 feet to the point of beginning. Said tract of land contains 1.34 acres. Being the same property conveyed to Bascom Cooksey, Sr., Bascom Cooksey, Jr., and Carroll Johnson, Sr., by deed of Tennessee Valley Development Corporation dated May 15, 1968, of record in Record Book 4235, Page 702, Register's Office of Davidson County, Tennessee.

Together with the full right to use a 15-foot strip of ground lying between the above described property and the northwesterly margin of Lebanon Road, said right of users shall be the right of ingress and egress to and from the margin of Lebanon Road to the land above conveyed and shall continue to exist as an easement and right of user until such times as said strip is conveyed to proper authorities for the widening of Lebanon Road.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $14,400. Affiant Bascom Cooksey Jr.
Subscribed and sworn to before me this 18th day of April 19 72
Deputy Register

The hereinabove described property is subject to a 60-foot setback line from Lebanon Road and a 15-foot utility easement along Lebanon Road. Described property is also subject to a 10-foot utility and drainage easement along the rear of said property.

TO HAVE AND TO HOLD unto the Said Bascom Cooksey, Jr., his heirs and assigns, forever, in fee simple.

I COVENANT with him that I am lawfully seized and possessed of the aforesaid property; that I have a good and lawful right to convey the same; that the said property is unencumbered; and that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 25th day of July, 1970.

Carroll Johnson, Sr.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly appointed, commissioned, and qualified, the within named Bargainor, Carroll Johnson, Sr., with whom I am personally acquainted, and who acknowledged that he executed the attached instrument for the purposes therein contained.

Witness my hand and official seal at office at Lebanon, Tennessee, this the 25th day of July, 1970.

My Commission Expires:

April 18, 1971

NOTARY PUBLIC

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Carroll Johnson, Sr.

TO: D E E D

Bascom Cooksey, Jr.

Mail to:
Mesr Owner

RODNEY VICTOR AHLES
ATTORNEY AT LAW
211 EAST MAIN STREET
LEBANON, TENNESSEE 37087

B 5 6 1 0 3

↑
IDENTIF. REFERENCE

APR 18 12 28 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 18 72	CONV	14,400.00				
APR 18 72	S TAX		A*	37.44		
APR 18 72	PO FEE		A*	.50		
APR 18 72	W DEED		A*	6.00	*	43.94