THIS INSTRUMENT PREPARED BY: JAMES R. McKINNEY, Attorney At Law
608 Gallatin Road, North
Madison, Tennessee 37115

Bruce Chance
Randy Chance Trustee
608 Gallatin Rd
Madison Tenn

Jay Bills
Dance

BOOK 4603 PAGE 844

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a tenancy by the entirety, WE, HOMER E. CHANCE and wife, MARGARET I. CHANCE, hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do hereby transfer and convey unto RANDY E. CHANCE, Trustee, his successors and assigns, the following described tracts or parcels of land in Davidson County, Tennessee, to-wit:

MAY24 MISC A* 10.00 * 10.00

EIGHT TRACTS OF LAND:

BERWICK TRAIL

TRACT I:

Land in the 11th Civil District of said County, being Lot No. 40 on the Plan of Madison Heights, Section II, Part III, as of record in Book 2083, page 98, Register's Office for said County, and described

BEGINNING at a point on the northwesterly margin of Peel Trail at the corner of Lots Nos. 39 and 40; thence with the line between said two lots, northwestwardly 245.25 feet to a point; thence south 81' 27' west 16.5 feet to a concrete monument at the corner of Lots Nos. 40 and 41; thence with the line between said two lots, southwestwardly 235.85 feet to the northeasterly margin of Berwick Trail; thence with the same southwestwardly 160.31 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, northeastwardly 39.52 feet to the northwesterly margin of Peeler Trail; thence with the same, northeastwardly 118.45 feet to the beginning.

52-11
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PW

Being the same property conveyed to Homer E. Chance and wife, Margaret I. Chance, by deed from Gordon D. Gillingham and wife, Jeanne M. Gillingham, of record in Book 4100, page 725, Register's Office for Davidson County, Tennessee.

TRACT II:

OFFICE BLDG.

Land in Davidson County, Tennessee, being Lot No. 4 on Block "A", on the Map of Overlook Estates, of record in Book 843, page 105, Register's Office for said County.

43-9
61

Said Lot fronts 54 feet on the easterly side of Gallatin Road and runs back between parallel lines 150 feet to a dead line, included herein, but to be excluded herefrom is that strip of ground conveyed to the State of Tennessee for the widening of Gallatin Pike, as of record in Book 2494, page 129.

Being the same property conveyed to Homer E. Chance and wife, Margaret I. Chance, by deed from E. C. Chance & Son Realty Co. Inc., of record in Book 3316, page 379, Register's Office for Davidson County, Tennessee.

OFFICE BLDG.

TRACT III:

Being Lot No. 5 of Block "A" on the map of Overlook Estates, as of record in Book 843, page 105, Register's Office for said County. 13-9

Said Lot No. 5 fronts 54 feet on the easterly side of the Gallatin Road and runs back between parallel lines, with the northerly margin of Lovell Street, 150 feet to a dead line. 30

Being the same real property conveyed to Homer E. Chance and wife, Margaret I. Chance, by deed from Garner Robinson and wife, Estelle N. Robinson, of record in Book 3829, page 22, Register's Office for Davidson County, Tennessee.

But said description and conveyance are modified by easement for right-of-way of Gallatin Road and Lovell Street lying within boundaries of above premises and the slopes of cuts and fills will be outside of and beyond the right-of-way, as set out in the grants to the State of Tennessee of record in Book 2494, page 43, and Book 2591, page 223, R.O.D.C., Tennessee; also, a ten-foot easement across the front or easterly part of premises for sanitary sewer and/or storm drainage granted Davidson County by Garner Robinson, as set out in instrument of record in Book 3374, page 332, R.O.D.C., Tennessee.

This conveyance is subject to restrictive covenants contained in deed from Wiley Keith to Rose S. Gill, dated December 17, 1935, filed December 18, 1935, and recorded in Book 971, page 628, R.O.D.C., Tennessee; and, restrictive covenants contained in deed from Mrs. Rose S. Gill, et al, to Garner Robinson, dated February 10, 1947, filed October 21, 1949, and recorded in Book 1761, page 493, R.O.D.C., Tennessee, which are the same as in deed of record in Book 971, page 628, said Register's Office, except the expiration date which is February 10, 1997.

WILEY ST.

TRACT IV:

Land in Davidson County, Tennessee, being Lot No. 55 of Block A on the Map of Overlook Estates, as of record in Book 843, page 105, Register's Office for said County. 43-9

Said Lot No. 55 fronts 64 feet on the southerly side of Wiley Street and runs back between parallel lines 135 feet to a dead line. 34

Being the same property conveyed to Homer E. Chance and wife, Margaret I. Chance, by deed from Raymond Shively and wife, Lillian J. Shively, of record in Book 3918, page 825, Register's Office for Davidson County, Tennessee.

TRACT V:

99 LOVELL

Being Lot No. 6 on Block A, of Overlook Estates, a subdivision of record in Book 843, page 105, Register's Office for said County, said Lot No. 6 fronts 64 feet on the northerly side of Lovell Street and runs back between parallel lines 135 feet to a dead line in the rear on which it measures 64 feet. 43-9 82

Being the same property conveyed to Homer E. Chance and wife, Margaret I. Chance, by deed from Richard W. Pannell and wife, Mary B. Panell, of record in Book 3762, page 169, Register's Office for Davidson County, Tennessee.

TRACT VI:

101 LOVELL

Land in Davidson County, Tennessee, being Lot No. 7, Block "A" on the Plan of Overlook Estates, of record in Book 845, page 105, Register's Office for Davidson County, Tennessee. 43-9 81

Lot No. 7 fronts 50 feet on the northerly margin of Lovell Street and runs back 135 feet between parallel lines to a dead line.

Being the same property conveyed to Homer E. Chance and wife, Margaret I. Chance, by deed from James C. Hinkle and wife, Bobbie Lee Hinkle, of record in Book 3955, page 13, Register's Office for Davidson County, Tennessee.

TRACT VII:

103 LOVELL

Land in Davidson County, Tennessee, being Lot No. 8 of Block "A" on the Plan of Overlook Estates, of record in Book 843, page 105, Register's Office for said County. 43-9 80

Said Lot No. 8 fronts 50 feet on the north side of Lovell Street and extends back between parallel lines 135 feet to a dead line.

Being the same property conveyed to Homer E. Chance and wife, Margaret I. Chance, by deed from James Vance Waldrop and wife, Patricia Irene Waldrop, of record in Book 3914, page 716, Register's Office for Davidson County, Tennessee.

TRACT VIII:

1112 GOLDILOCKS

Being Lot No. 32 on the Map of Subdivision of Lots Nos. 20, 21, 24 and 25 of Montague Subdivision, as of record in Book 843, page 70, Register's Office for said County. 52-5 99

Said Lot 32 fronts 94 feet on the west side of Goldilocks Street and runs back between parallel lines 115 feet to a dead line.

Being the same property conveyed to Homer E. Chance and wife, Margaret I. Chance, by deed from Earl M. Taylor and wife, Elizabeth E. Taylor, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

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

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

And we, the GRANTORS, HOMER E. CHANCE and wife, MARGARET I. CHANCE, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said TRUSTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said TRUSTEE, for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR, 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 HOMER E. CHANCE, his heirs and assigns, hereinafter referred to as the GRANTEE, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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 heirs and assigns, forever.

And I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, the said 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 grantee herein, to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 24 day of APRIL, 1972.

Homer E. Chance

Margaret I. Chance

Randy E. Chance, Trustee
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 HOMER E. CHANCE and wife, MARGARET I. CHANCE and RANDY E. CHANCE, as Trustee, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes contained therein. Witness my hand and official seal at Madison, Tennessee, this 24th day of April 1972.

Notary Public

Commission Expires: Feb 11, 1976

DEED

From:

ROGER E. CHANCE and wife,
MARGARET T. CHANCE

To:

RANDY E. CHANCE, Trustee

AND

From:

RANDY E. CHANCE, Trustee

To:

ROGER E. CHANCE