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BOOK 4626 PAGE 379

Do Be Assumed Sorter — Map 66-30 40.7 A/o

IDENTIF. REFERENCE

AUG 9 1 32 PM '72

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 $85,900.00.

Allen D. Foster
Affiant

Sworn to and subscribed before me this 9th day of Aug, 1972.

B B Gullett
Notary Public

My Commission Expires 30 Jan 1974

This instrument was prepared by Gullett, Steele, Sanford, Robinson & Merritt, 23 Fl., Life & Casualty Tower, Nashville, Tennessee. 37219

Address of new owners as follows:

Frank O. Bates et ux
Nelda A. Bates

Edward F. Resha et ux
Mattie Lou Resha

Send tax bills to:

Same
600 Brook Hollow Road
Nashville, Tennessee

For and in consideration of the sum of Ten Dollars cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, First American National Bank and James W. Allen, Jr., Co-Trustees of the Estate of George H. Hobbs, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Frank O. Bates and wife, Nelda A. Bates, and Edward F. Resha and wife, Mattie Lou Resha, hereinafter called the Grantees, their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 15

A tract of land in the 8th Civil District of Davidson County, Tennessee, being tract number 15 on the plan for division of the George H. Hobbs Estate (not of record), described according to a survey by G. Barry Greer and Associates dated July 14, 1972, as follows:
Beginning at a point in the centerline of River Road, said point being the Northeast corner of Lot number 14 and the Northwest corner of the herein described tract; thence with the centerline of River Road S84-42E a distance of 75'; thence continuing with River Road S79-57E a distance of 275'; thence leaving River Road S12-57W a distance of 1252.52' to a point; thence S73-36E a distance of 206.1' to a point; thence S18-54W a distance of 1079.39' to a point; thence N82-23W a distance of 428.77' to a point; thence N04-45E a distance of 1167.86' to a point; thence S73-36E a distance of 250' to a point; thence N08-17E a distance of 1217.61' to the beginning, and containing 22.99 acres, more or less.

Tract 16

A tract of land in the 8th Civil District of Davidson County, Tennessee, being tract #16 on the plan for division of the George H. Hobbs Estate (not of record), described according to a survey by G. Barry Greer and Associates dated July 14, 1972, as follows:
Fronts 387.8' on River Road and runs back between lines 685' on the East and 715.52' on the West to a line on which it measures 374.36' and contains 6.15 acres, more or less.

Tract 17

A tract of land in the 8th Civil District of Davidson County, Tennessee, being tract #17 on the plan for division of the George H. Hobbs Estate (not of record), described according to a survey by G. Barry Greer and Associates dated July 14, 1972, as follows:

Beginning at a point in the centerline of River Road, said point being the Northeast corner of tract 16 and the Northwest corner of the herein described tract; thence with the centerline of River Road S64-38E a distance of 340' to a point; thence leaving the centerline of River Road S24-05W a distance of 1233.23' to a point; thence N73-36W a distance of 479.91' to a point; thence N12-57E a distance of 540' to a point; thence S81-34E a distance of 374.36' to a point; thence N14-00E a distance of 685' to the beginning, and containing 11.29 acres, more or less.

Tract 18

A tract of land in the 8th Civil District of Davidson County, Tennessee, being tract #18 on the plan for division of the George H. Hobbs Estate (not of record), described according to a survey by G. Barry Greer and Associates dated July 14, 1972, as follows:
Beginning at a point in the centerline of River Road, said point being the Northeast corner of tract 17 and the Northwest corner of the herein described tract; thence with the centerline of River Road S58-44E a distance of 350' to a point; thence leaving River Road S29-51W a distance of 829.07' to a point; thence S22-06W a distance of 328.36' to a point; thence S24-32W a distance of 569.55' to a point; thence N63-50W a distance of 500' to a point; thence N18-54E a distance of 479.39' to a point; thence S73-36E a distance of 273.81' to a point; thence N24-05E a distance of 1233.23' to the beginning, and containing 14.43 acres, more or less.

Tract 19

A tract of land in the 8th Civil District of Davidson County, Tennessee, being tract number 19 on the plan for division of the George H. Hobbs Estate (not of record), described according to a survey by G. Barry Greer and Associates dated July 14, 1972, as follows:
Beginning at a point in the centerline of River Road, said point being the Northeast corner of tract 18 and the Northwest corner of the herein described tract; thence with the centerline of River Road S58-44E a distance of 285' to a point; thence leaving River Road S31-39W a distance of 633.93' to a point; thence S29-51W a distance of 195' to a point; thence N58-51W a distance of 265' to a point; thence N29-51E a distance of 829.07' to a point to the beginning, and containing 5.19 acres, more or less.

Tract 20

A tract of land in the 8th Civil District of Davidson County, Tennessee, being tract #20 on the plan for division of the George H. Hobbs Estate (not of record), described according to a survey by G. Barry Greer and Associates dated July 14, 1972, as follows:
Beginning at a point in the centerline of River Road, said point being the Northeast corner of tract 19 and the Northwest corner of the herein described tract; thence with the centerline of River Road S 58-44E a distance of 175' to a point; thence leaving River Road S29-51W a distance of 1229.59' to a point; thence N29-40W a distance of 422,68' to a point; thence N22-06E a distance of 328.36' to a point; thence S58-51E a distance of 265' to a point; thence N29-51E a distance of 195' to a point; thence N31-39E a distance of 633.93' to the beginning, and containing 7.14 acres, more or less.

The above described six tracts of land being part of the same property conveyed to First American National Bank of Nashville and James W. Allen, Jr., Co-Trustees of the Estate of George H. Hobbs, Deceased, of record in Will Book 89, page 296, Probate Court for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Bk.4622, p.154, R.O.D.C. and Book 160-p.86, R.O.C.C., easements of record, and easements which a visible inspection of the premises would disclose, including but not limited to all roads, cemeteries and flowage of creeks.

1972 taxes are prorated and assumed by the Grantors.

By acceptance of this deed, Grantees covenant and agree that the house located on Tract 19 will be torn down within twelve (12) months from the date of execution of this deed.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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, unless otherwise herein set out;and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 8 day of August, 1972.

James W. Allen, Jr.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE

By Emmett Russell III ASST TRUST OFFICER

ATTEST:

R. L. Smith TRUST OFFICER

Co-Trustees of the Estate of George H. Hobbs, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, B B Gullett, a Notary Public in and for said County and State, the within named James W. Allen, Jr., 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 9th day of Aug, 1972.

B B Gullett
Notary Public

My Comm. Exp. 30 Jan 1974

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, appeared Emmett Russell III and R. L. Smith, with whom I am personally acquainted, and who upon their several oaths acknowledged themselves to be the ASST TRUST OFFICER and TRUST OFFICER, respectively of the First American National Bank, the within named bargainor, a national banking association, and that they as such ASST TRUST OFFICER and TRUST OFFICER, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the bank by the said Emmett Russell III and attesting the same by the said R. L. Smith as such TRUST OFFICER.

Witness my hand and official seal at office at Nashville, Tennessee, on this 8 day of August, 1972.

Mrs. Sam Patton
Notary Public

My Comm. Exp. 11/24/74

AUG-9[illegible]	CONV	85,900.00			
AUG-9[illegible]	S'TAX		A*	223.34	
AUG-9[illegible]	PR'FEE		A*	.50	
AUG-9[illegible]	W'DEED		A*	6.00	* 229.84