BOOK 1644 PAGE 254

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF September, 1972

Notary Public

MY COMMISSION EXPIRES: Commission Expires Oct. 23, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lucien Dale, Attorney, 330 Stahlman Building, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred J. Duke & wife, Gloria J. Duke	SAME	Map 23 & 31
(NAME)	(NAME)	
Clay Lick Road	"	Pars. 32,33 & 35
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, Tenn. 37189	"	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Oliver H. Dale and wife, Claudine M. Dale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred J. Duke and wife, Gloria J. Duke

HEREINAFTER CALLED THE GRANTEES, 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 11th Metropolitan Councilmanic District (formerly 10th Civil District) in Nashville, Davidson County, Tennessee.

TRACT NO. I: Beginning at a mossy rock at top of hill, the northwest corner of hill lot, a dogwood, three hickories, and beech pointers; thence south 2° west 83 1/2 poles to a stake; 3 1/2 poles above a marked rock ledge on the side of a hill, a white walnut pointer; thence north 86 1/2° west 58.04 poles to a stone in an old fence row; thence north 34 1/3° east 99.32 poles to a stake and pointer in old line; thence east with said line 10.79 poles to the beginning, containing 19.65 acres, more or less.

Included in the above description, but excluded therefrom, is a tract of land taken by the State of Tennessee on June 14, 1971, by condemnation order of record in Minute Book 94-A, page 41, Third Circuit Court for Davidson County, Tennessee, and described as follows, to wit: Beginning at a point in the center of Clay Lick Road, said point being Alvin C. Gillem's northwest corner; thence with Gillem's west boundary line southwardly 470',more or less, to a point which is 75' southwest of the center of a proposed frontage road; thence north 62°54'59" west 370 feet,more or less; thence north 53°27'15" west 152.07 feet to a point which is 50' southwest of said frontage road; thence north 62°54'59" west 230 feet, more or less, to W.W. McCarley's southeast boundary line; thence with said boundary line north 38°

This is unimproved XXX / improved ( ) property, known as Clay Lick Road, Whites Creek, Tenn. 37189
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

CONTINUED ON PAGE TWO

TO HAVE AND TO HOLD the said tract or parcel 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 hand s this 21st day of September, 1972

Oliver H. Dale
OLIVER H. DALE

Claudine M. Dale
CLAUDINE M. DALE

55' west 468 feet, more or less, to a point in the center of Clay Lick Road; thence with said road southeastwardly 493', more or less, to the point of beginning and containing 6.55 acres.

Also included in the above description, but excluded therefrom is the following described land: Beginning at a point in the northerly margin of Clay Lick Road at the southwest corner of the tract of land conveyed to Jack C. Hand and wife, by deed from Elsie Lee Hicks, of record in Book 1340, page 382, said Register's Office, being M. G. McCarley's southeast corner; thence along McCarley's easterly line, north 36° east 600 feet to a post in Hamer's line; thence along Hamer's line south 81°40' east 140 feet to a post and continuing with Hamer's line, south 6°20' west 415 feet to a post, being at the northeast corner of a tract of 1.45 acres; thence with the north line of said 1.45 acre tract, north 57°40' west 153 feet to a stake at the northwest corner of said 1.45 acre tract, and continuing with the west line of the same, south 32°20' west 280 feet to a stake in the north margin of Clay Lick Road; thence with the margin of same, north 57°40' west 197.5 feet to the beginning.

Also included in the above description, but excluded therefrom, is the following described land: About 1.45 acres, more or less, described as follows: Beginning on the northerly margin of Clay Lick Road at the southeast corner of the property conveyed to Jack C. Hand and wife, by deed from Elsie Lee Hicks, of record in Book 1340, page 382, Register's Office for said County; thence with Hand's east line, north 32°20' east 280 feet to a stake; thence south 57°40' east 153 feet to a stake in A. B. Hamer's west line; thence with his west line, south 56°20' west 315 feet to a post in the north margin of Clay Lick Road; thence with the north margin of said road north 57°40' west 287 feet to a stake, the point of beginning.

TRACT NO. II: A tract containing 100 acres, more or less, by survey made by Planchard & Parrish, on June 24, 1939, beginning on the southeast corner of a tract of land now owned by Elmer Melton, which is also the southwest corner of the original tract of land purchased by Mrs. Ethel Love and husband, from Mrs. Annie O. Townes, by deed dated December 20, 1921; running thence north 5° west with said Elmer Melton's line 264 feet to a stake; thence north 1° east with said Melton's line 264 feet to a stake; thence north 6° east 372.9 feet to a stake; still running with said Melton's line; thence north 35° west 242 feet to a stake; thence north 39° west 462 feet to a stake; thence north 2° east 660 feet to a stake; thence north 15° east 92.4 feet to a stake; thence north 5° east 495 feet to a stake; thence north 45° east 283.8 feet to a stake; thence north 67°30' east 132 feet to a stake; thence north 58° east 66 feet to a stake; thence south 84°15' east 780.8 feet to an original corner of said Townes tract which is the southeast corner of the tract of land owned by Mrs. Elsie Hicks; thence running generally along the ridge through the original Love farm so as to cut off the tract hereby conveyed on the west side of said Love tract south 3° west 430.8 feet to a stake; thence south 32°50' east 394 feet to a stake; thence south 15°50' east 300 feet to a stake; thence south 16°45' east 500 feet to a stake; thence south 27°15' east 594 feet to the original southern line of the Love tract; thence south 38°30' west with the original Love line, 412 feet to a stake; thence south 23° west 77.9 feet to a stake; thence south 18° west 356.4 feet, still running with the original south lines of the Love tract; thence south 40° west 132 feet; thence south 57° west 99 feet; thence south 80° 30' west 263 feet; south 30°30' west 507.9 feet; north 79°45' west 474.9 feet to the point of beginning, containing 100 acres, more or less.

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Being part of the same property conveyed to Oliver H. Dale and wife, Claudine M. Dale by deed from Nona Mai Harrison (a widow) of record in Book 4307, page 907, Register's Office for said County.

Said conveyance is subject to a permanent drainage easement at the I-24 boundary, triangular, containing 0.15 acres, being further described in Petition for Condemnation, State of Tennessee -VS- Oliver H. Dale, et al, Circuit Court for Davidson County, Tennessee, docket number B-6839.

The grantors expressly retain all rights of action currently pending in the above cited lawsuit, to wit, docket number B-6839, Circuit Court for Davidson County, Tennessee

This conveyance is subject to an easement for ingress and egress

across the northwesterly portion to adjacent property owned by Elmer Melton, et ux.

This conveyance includes all property conveyed to Oliver H. Dale and Wife, Claudine M. Dale from Nona Mai Harrison (A widow) of record in book 4307 page 907, Register's Office for Davidson County, less only the 6.55 acres condemned by the State of Tennessee June 14, 1971, and of redord in minute book 94-8 page 41, 3rd. Circuit Court of Davidson County Tennessee.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Martha Shepard, a Notary Public in and for said County and State, the within named Oliver H. Dale and wife, Claudine M. Dale

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27 day of September 1972

Commission expires My Commission Expires OCT 23, 1974

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Oliver H. Dale and wife,
Claudine M. Dale

TO
Fred J. Duke and wife,
Gloria J. Duke

B 7 8 9 7 5

IDENTIF. REFERENCE

OCT 6 12 58 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-6-72	CONV	15,000.00			
OCT-6-72	S'TAX		A*	39.00	
OCT-6-72	PR'FEE		A*	.50	
OCT-6-72	W'DEED		A*	8.00	* 47.50