Buyer: Baxter B. Haley - Jul Bills Map 138
Same Par. 16
Rt #1
Mt. Juliet. Tenn

WARRANTY DEED

BOOK 4684 PAGE 454

THIS INDENTURE made and entered into on this the 11 day of December 19 72, by and between

HERMAN R. MC DONALD

hereinafter referred to as the GRANTORS, and

BAXTER B. HALEY

hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of

TEN DOLLARS ($10.00) cash in hand paid Grantors by Grantee, and other good and valuable considerations,

the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit: a 1/2 undivided interest in

Lying and being in the Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the northerly margin of Couchville Road 979 feet west of southwest corner of the property conveyed to Walter S. Walker, by deed of record in Book 1142, page 136, Register's Office for Davidson County, Tennessee; thence along the north margin of Couchville Road, south 89° 30' W 675 feet to an iron pin in the north margin of said road; thence N 2° 30' E 1,911 feet to an iron pin; thence S 88° 05' E 654 feet to an iron pin; thence S 1° 45' W 1,878 feet to the point of beginning, containing 28.9 acres, more or less.

Being a one half undivided interest in the parcel of land conveyed to Baxter B. Haley and Herman R. McDonald by deed dated December 16, 1969 from Millard D. Arterburn and wife, Fannie B. Arterburn, same being of record in Deed Book , page Register's Office, Davidson County, Tennessee.

I or We, hereby swear or affirm that the property transferred, whichever is greater is $ 5000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 23 day of Dec 19 72

Notary Public

My Commission Expires

This Instrument Prepared By
GUY E. YELTON
Attorney At Law
Mt. Juliet, Tennessee

GUY E. YELTON
ATTORNEY-AT-LAW
OAKLAND AVENUE
MT. JULIET, TENNESSEE 37122

BUT SPECIFICALLY EXCLUDED from the above described parcel of land is 2.64 acres, more or less, which the parties of the first part conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, on or about September 3, 1967, as follows:

Land in the 13th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, formerly the 4th Civil District of Davidson County, Tennessee, the 1st Civil District of Rutherford County, Tennessee, and the 25th Civil District of Wilson County, Tennessee, described according to a survey made by the Engineering Division of the Public Works Department of said Government, known as Project 67-R-10, South Mt. Juliet Road.

BEGINNING at the common corner of the property belonging to W. B. Bizzell, Sr. et ux, Millard D. Arterburn et ux, and H. L. Ridley et ux; thence South 5° 57' 03" West 1878 feet, more or less, along Millard D. Arterburn et ux easterly property line to a point on the northerly margin of Couchville Pike; thence westerly 95 feet along the northerly margin of Couchville Pike to the beginning of a curve that has a 25-foot radius; thence northeasterly 39.27 feet around the arch of said curve to a point on the west margin of South Mt. Juliet Road; thence North 5° 57' 03" East 208 feet along the west margin of South Mt. Juliet Road, the same being parallel to and 70 feet from Millard D. Arterburn et ux easterly property line to a point; thence South 84° 02' 30" East 10 feet to a point 60 feet opposite Millard D. Arterburn et ux easterly property line; thence North 5° 57' 03" East 1440 feet along the west margin of South Mt. Juliet Road, the same being parallel to and 60 feet from Millard D. Arterburn et ux property line to the beginning of a curve that on the centerline has the following curve data angle 14° 00' right, 4° curve, tangent 175.87 feet and a length of 350.00 feet; thence northeasterly 180 feet along the west margin of South Mt. Juliet Road on said curve to a point on the property line between Millard Arterburn et ux and H. L. Ridley, Route 1, Couchville Pike, Hermitage, Tennessee et ux; thence easterly 55 feet along said property line to the point of beginning and containing 2.64 acres, more or less.

Being part of the property conveyed to Millard D. Arterburn and wife, Fannie B. Arterburn, by deed from Dee Woods and wife, as of record in Book 2806, page 473, Register's Office for said county.

ALSO SPECIFICALLY EXCLUDED from the aforementioned parcel of land containing 28.9 acres, more or less, is the following described property consisting of 1/2 acre, more or less, which was conveyed by the parties of the first part to Lionel J. Winter and wife, Margaret L. Winter, on or about January 17, 1962:

Land in the Fourth Civil District of Davidson County, Tennessee, formerly the 1st Civil District of Rutherford County, Tennessee, and the 25th Civil District of Wilson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Couchville Road 1430 feet west of the southwest corner of the property conveyed to Walter S. Walker by deed of record in Book 1142, page 136, Register's Office, Davidson County, Tennessee; thence along the north margin of Couchville Road south 89° 30' W 110 feet to a point in the north margin of said road; thence north 2° 30' E 220 feet to a point; thence North 89° 30' E, a distance of 110 feet to a point; thence South 2° 30' W, a distance of 220 feet to the point of beginning.

Being part of the same property conveyed to Millard D. Arterburn and wife, Fannie B. Arterburn, by deed from Dee Woods and wife, Dorothy V. Woods, of record in Book 2806, page 473, Register's Office of Davidson County, Tennessee.

Filed for record Feb. 23, 1973
at 11:20 O'clock AM.
Noted in Note Book 17 Page # 293
Recorded in Red Book # 42 Page # 376
in the Register's Office, for
Wilson County, Tennessee.
23rd of Feb, 1973
Marjie L. Price Register
By _____ D.C.

State Tax $13.00
Fee $ .50
Recording Fee $ 8.00
Total $21.50
Rcpt. No. $
MARJIE PRICE
REGISTER
WILSON COUNTY, TENN.
Marjie L Price

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unincumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

Herman R. McDonald

B 9 6 4 3 4

IDENTIF. REFERENCE

FEB 28 11 37 AM '73

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

FEB28 CONV *5,000.00
FEB28 W'DEED
A* 8.00 * 8.00

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, Herman R. McDonald

with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Mt. Juliet, Tenn. on this the 11th, day of December, 1972.

GUY YELTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Guy Yelton NOTARY PUBLIC at Large

MY COMMISSION EXPIRES: Jan. 14, 1976.