DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Arthur F. Dean et ux	New Owners	Tract No. 1, Map 96-9 Par. 201
415 Donelson Pike	415 Donelson Pike	Tract No. 2, Map 96-9 Par. 157
Nashville, Tennessee 37214	Nashville, Tenn. 37214	Tract No. 3, Map 96-1 Par. 136
		Tract No. 4, Map 96-5 Par. 157
		Tract No. 5, Map 96-1 Par. 82
		Tract No. 6, Map 96-1 Par. 88
		Tract No. 7, Map 96-1 Par. 89

THIS INSTRUMENT PREPARED BY
CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
3310 LEBANON RD. BLDG.
HERMITAGE, TENN. 37076

BOOK 4789 PAGE 613

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for

FEB 20 MISC A* 10.00 * 10.00

the express purpose of making a re-conveyance to create an estate by the entirety in Arthur F. Dean and wife, Mildred Karleen Dean, I, Mildred Karleen Dean, have bargained and sold, and by these presents do hereby transfer and convey unto Clarence O. Ingram, Trustee, his successors and assigns, the following described tracts or parcels of land, in Davidson County, Tennessee, to wit:

TRACT NO I: Land in the 3rd Civil District of Davidson County, Tennessee, as follows:

Shown as Parcel No. 201 on Map 96-9 on the Property Map and Records System, Davidson County, Tennessee, described as follows: BEGINNING at a point at a common corner with property as conveyed to Arthur F. Dean and wife, Karleen B. Dean, by deed of record in Book 2341, Page 159, Register's Office for Davidson County, Tennessee, said point being in the easterly margin of Donelson Pike; thence easterly with line of said Dean 474.32 feet, more or less, to the westerly boundary line of Twin Lawn Subdivision as of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee; thence southerly with said westerly boundary line of Twin Lawn Subdivision 177 feet, more or less to a point; thence westerly with line of Perry Heights Church of Christ property 490 feet, more or less, to a point in the easterly margin of Donelson Pike; thence northerly with said margin of Donelson Pike 178.43 feet, more or less, to point of beginning.

This is improved property known as 417 Donelson Pike, Nashville, Tennessee 37214.

Being part of the same property conveyed to Charles Douglas Bullington and wife, Lutie Mai Bullington by deed from T. J. Chrisman, unmarried, of record in Book 667, Page 106, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 1 of Twin Lawn Subdivision as shown by Plan of record in Book 2331, Page 9, Register's Office for said County, described as follows:

Lot No. 1 is at the northeast corner of Donelson Pike and Lakeland Drive and is more particularly described as follows:

Beginning at a point in the northerly margin of Lakeland Drive at the common corners of Lots Nos. 1 and 20; thence in a westerly direction along the northerly margin of Lakeland Drive a distance of 250.2 feet to a monument; thence in a northwesterly direction around a curve with a radius of 25 feet a distance of 39.4 feet to a monument in the easterly margin of Donelson Pike; thence in a northerly direction along the easterly margin of Donelson Pike a distance of 90.9 feet to a point at the common corners of Lots Nos. 1 and 2; thence in an easterly direction along the line dividing Lots Nos. 1 and 2 a distance of 275.3 feet to a point in the westerly margin of Lot No. 20; thence in a southerly direction along the line dividing Lots Nos. 20 and 1 a distance of 115 feet to the point of beginning.

Lot No. 19 fronts 86 feet on the northerly side of Lakeland Drive and runs back between lines 235.4 feet on the westerly side and 231.9 feet on the easterly side to a dead line in the rear and measures 95 feet on said dead line.

Lot No. 20 fronts 87 feet along the northerly side of Lakeland Drive and runs back between lines 240.7 feet on the westerly side and 235.4 feet on the easterly side to a dead line in the rear and measures 73.8 feet on said dead 1 line.

This is improved property known as 413 Donelson Pike, Nashville, Tennessee, 37214.

Being part of the property conveyed to C. D. Bullington and wife, Lutie Mai Bullington by deed from Charles A. Wheeler, Jr. et al, Trustees, of record in Book 2340, Page 153, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. "C" on the Map showing the re-subdivision of Lots Nos. 45,46, 47 and 48, as of January 10, 1940, Plan of Bluefields, as of record in Book 843, Page 16, Register's Office for said County, described as follows:

Said Lot No. "C" fronts 96 feet on the southwesterly side of Bluefield Avenue and runs back 443 feet on the north side and 455 feet on the south side to a dead line and fronting 46 feet on said dead line.

This is improved property known as 2721 Bluefield Drive, Nashville, Tennessee 37214.

Being the same property conveyed to C. D. Bullington and wife, Lutie Mai Bullington, by deed from R. D. Stanford, Jr., Trustee, as of record in Book 1160, Page 162, Register's Office for Davidson County, Tennessee.

TRACT NO. 4: Land in the 3rd Civil District of Davidson County, Tennessee, being the southerly 95 feet front on the northerly 110 feet front of Lot No. 48 on the Map of Bluefields, Section No. I, as of record in Book 843, Page 16, Register's Office for said County, described as follows:

Said part of said Lot No. 48 fronts 95 feet on the westerly side of Cumberland Circle and runs back 470 feet on the northerly line and 469 feet on the southerly line to the easterly line of Lot No. 60 and measures 45 feet thereon.

This is improved property known as 275 Cumberland Circle, Nashville, Tennessee 37214.

Being the same property conveyed to C. D. Bullington and wife, Lutie Mai Bullington, by deed from R. D. Stanford, Jr., Trustee, of record in Book 1110, Page 620, Register's Office for Davidson County, Tennessee.

TRACT NO. 5: Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 9 on the re-subdivision of Lots Nos. 1 to 10, inclusive, on the Plan of Bluefields as recorded in Book 843, Page 16, Register's Office for said County, described as follows:

Said Lot No. 9 fronts 75 feet on the northeasterly side of Bluefields Avenue and runs back between parallel lines and measures 303 feet, more or less on the westerly line and 295 feet, more or less, on the easterly line, to a dead line and measures 79 feet, more or less on said dead line.

This is improved property known as 2618 Bluefield Drive, Nashville, Tennessee 37214.

Being the same property conveyed to C. D. Bullington and wife, Lutie Mai Bullington, by deed from R. D. Stanford, Jr. Trustee, as of record in Book 1178, Page 494, Register's Office for Davidson County, Tennessee.

TRACT NO. 6: Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of Bluefields, as of record in Book 843, Page 16, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 11 fronts 100 feet on the northeasterly side of Bluefield Avenue and runs back 310.1 feet on the northerly line and 304.2 feet on the southerly line to the right-of-way of the Tennessee Central Railroad, measuring 98 feet thereon.

This is improved property known as 2700 Bluefield Drive, Nashville, Tennessee 37214.

Being the same property conveyed to C. D. Bullington and wife, Lutie Mai Bullington, by deed from Bransford Realty Co., Inc., as of record in Book 1104, Page 699, Register's Office for Davidson County, Tennessee.

TRACT NO. 7: Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 12 in Bluefields, Bransford Realty Company's first subdivision of part of the Sam P. Sweeney Farm, 3rd Civil District of Davidson County, Tennessee, a plan of which is of record in Book 843, Page 16, Register's Office for said County described as follows:

Said Lot No. 12 fronts 100 feet on the north side of Bluefield Avenue and extends back in a northerly direction, between lines, 301.4 feet on the easterly margin and 304.2 feet on its westerly margin to the right-of-way of the Tennessee Central Railroad, measuring 100 feet on said right-of-way.

This is improved property known as 2702 Bluefield Drive, Nashville, Tennessee 37214.

Being the same property conveyed to C. D. Bullington, and wife, Lutie Mai Bullington, by deed from Bransford Realty Company, Inc., as of record in Book 1066, Page 590, Register's Office for Davidson County, Tennessee.

All the hereinabove described tracts or parcels of land were vested in Mildred Karleen Dean, whose age at such vesting was more than 21 years, as follows:

The Grantees, as will be noted by reference to all derivation clauses following the respective descriptions of the hereinabove described tracts of land are C. D. (Charles Douglas) Bullington (C. D. Bullington and Charles Douglas Bullington being one and the same person) and wife, Lutie Mai Bullington. Both the said C. D. (Charles Douglas) Bullington and Lutie Mai Bullington are deceased, the said Lutie Mai Bullington having predeceased C. D. (Charles Douglas) Bullington by several years. Upon the death of said Lutie Mai Bullington, title to all said tracts of land vested in C. D. (Charles Douglas) Bullington as surviving tenant by the entirety. The said C. D. (Charles Douglas) Bullington left surviving him, as his only heir at law the said Mildred Karleen Dean, daughter and only child of both the said C. D. (Charles Douglas) Bullington and the said Lutie Mai Bullington.

Said lands are also vested in the said Mildred Karleen Dean by Last Will and Testament of the said C. D. Bullington duly probated and of record in Will Book 109, Page 48, County Court Clerk's office for Davidson County, Tennessee.

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

And I do covenant with the said Clarence O. Ingram, Trustee, that I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And I, Mildred Karleen Dean, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said lands to the said Clarence O. Ingram, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Clarence O. Ingram, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, 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 Arthur F. Dean and wife, Mildred Karleen Dean, their heirs and assigns, 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 Arthur F. Dean and wife, Mildred Karleen Dean, their heirs and assigns, forever.

And I do covenant with the said Arthur F. Dean and wife, Mildred Karleen Dean, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Clarence O. Ingram, 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 Grantor herein, to the said Arthur F. Dean and wife, Mildred

Karleen Dean, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set out hands on this the 12th day of February, 1974.

C42576

IDENTIF. REFERENCE

FEB 20 10 12 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Mildred Karleen Dean
Mildred Karleen Dean, Grantor

Clarence O. Ingram
Clarence O. Ingram, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, Mildred Karleen Dean, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hermitage, Tennessee, this 12th day of February, 1974.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 5/29/77.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, Clarence O. Ingram, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hermitage, Tennessee, this 12th day of February, 1974.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 5/29/77