THIS INSTRUMENT PREPARED BY: BRANSTETTER, MOODY & KILGORE
216 Third Avenue, North, Nashville

This Form furnished by Attorneys Title Company, Inc. Form No. WD-3

FROM

ELINOR HARDY FOLK, devisee under the will of Reau E. Folk, Jr.

TO

JAMES H. CHANDLER, JR., and SUE T. VIACHES

For draftsman's use

BOOK 4795 PAGE 206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sue T. Viaches (NAME)	(same) (NAME)	M, 47
Whites Creek, Tenn. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P. 88 -
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	90

Mail to

C 4514

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

MAR 11 4 08 PM '74

FEE & TAX LIEN REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 4,843.10 Sue T. Viaches
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 19 74.

Alice Faye Sullivan
Notary Public

MY COMMISSION EXPIRES: 11/18/76

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100********** DOLLARS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the unpaid principal balance of a note secured by Vendor's Lien of record in Book 4297, page 12, Register's Office for Davidson County Tennessee.

MAR 11 74	CONV	*4,843.10			
MAR 11 74	S TAX		A*	12.98	
MAR 11 74	PR FEE		A*	.50	
MAR 11 74	W DEED		A*	8.00	* 20.98

I, ELINOR HARDY FOLK, devisee under the Will of Reau E. Folk, Jr.,

my one-third undivided interest

have bargained and sold, and by these presents do transfer and convey unto the said JAMES H. CHANDLER, JR., and SUE T. VIACHES, 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 13th, formerly 23rd Civil District of Davidson County, Tennessee, being a part of Lot No. 3 on the Map of the Lands of Henry Holt, Jr., not of record, described according to a copy of a survey thereof made by Hickerson & Hickerson, Engineers, September 17, 1961, as follows:

Beginning at a point in the center line of Eaton's Creek Road, the most southerly corner of the Morgan Holt Property in the south line of a private roadway at a railroad spike in the center line of the pavement; thence along the center line of Eaton's Creek Road, as follows: south 24 deg. 06' east 236.3 feet to a point; south 21 deg. 31' east 201 feet; thence southerly around a slight curve 227.7 feet; thence south 35 deg. 11' east 235.6 feet; thence southerly around a slight curve 200 feet; thence south 32 deg. 11' east 725 feet; thence southerly around a slight curve 425 feet; thence south 44 deg. 55' east 168.3 feet to an iron pin in the north line of the Lands of Elru and Mary Tomlinson as conveyed by deed in Book 635, page 496, Register's Office for said County; thence along their north line leaving said Eaton's Creek Road, north 36 deg. 15' east 353 feet to an iron pin at a forked chestnut, and continuing with their east line, south 31 deg. east 846.5 feet to an iron pin in Eaton's Creek Road, continuing with Tomlinson;s line, leaving said Road, north 69 deg. east 148.5 feet to an iron pin, continuing with Tomlinson's east line partly crossing through Eaton's Creek Road, south 45 deg. east 511.5 feet to a railroad spike, being the original southeast corner of Tract 3 of the Holt property; thence along what will be Lula Mai Holt's new north line and along an old fence according to said survey as follows: North 62 deg. 30' east 150 feet; north 63 deg. 38' east 360 feet; thence leaving said fence, north 64 deg. east 198 feet to a point north of said fence; thence north 45 deg. east 466.6 feet to a point north of said fence; thence north 77 deg. 30' east 443.5 feet to a point; thence north 15 deg. east 561 feet to a point; thence north 23 deg. 30' west 330 feet to an old established fence line in the line of the Lands of Fred Steinberg; thence with said fence along Steinberg's line, north 82 deg. 55' west 115 feet; north 84 deg. 47' west 120 feet; north 87 deg. 24' west 95 feet to a fence post; thence leaving said fence and running through a wooded area along Steinberg's line, north 87 deg. west 570 feet to a hub and stake; north 3 deg. 30' west 660 fet to a hub; north 43 deg. 30' west 313.5 feet to a hub; north 3 deg. 30' west 247.5 feet to a hub; north 12 deg. west 330 feet to a white oak stump; north 78 deg. west 330 feet to a hub; north 70 deg. west 462 feet to a hub at a black oak; north 19 deg. west 280.5 feet to a hub; north 25 deg. west 115.5 feet to a hub at a white oak; north 51 deg. west 660 feet to a hub, a hickory and an oak; north 87 deg. west 313.5 feet to a hub in Carrington's Property as conveyed by deed of record in Book 692, page 108, Register's Office for said County; thence along Carrington's line, south 29 deg. 30' west 260 feet to a hub; south 45 deg. west 231 feet to a hub; south 63 deg. 30' west 252 feet to a hub; thence leaving Carrington's line, south 38 deg. west 290 feet to a point; thence north 60 deg. 25' west 50 feet to an old iron pin in Carrington's line, continuing with Carrington's line, south 23 deg. 20' west along the center line of a branch and along and near the south line of a private road 264 feet to a point, the southeast corner of the Morgan Holt Property; thence with Hold's line, along or near the southerly line of a private roadway, south 33 deg. 20' west and along the center line of said Branch, 85 feet to a point; south 20 deg. 41' west 125 feet to a point; thence south 12 deg. 22' west 280 feet to the point of beginning, containing 202.1 acres, more or less, excluding the lands within the bounds of Eaton's Creek Road.

BEING the same property conveyed to Charles A. Clerici, Reau E. Folk, Jr., James H. Chandler, Jr., and Sue T. Viaches, by deed from Lula Mai Holt, of record in Book 4297, page 12, Register's Office for Davidson County, Tennessee. The said Charles A. Clerici having since conveyed his one-fourth undivided interest in said property to Reau E. Folk, Jr., James H. Chandler, Jr., and Sue T. Viaches, by quit-claim deed of record in Book 4297, page 23, Register's Office for Davidson County, Tennessee. The said Reau E. Folk, Jr., having since died and devised his interest in said property to Elinor (Lin) Hardy Folk, under his will of record in Will Book 106, page 221, Probate Court Clerk's Office for Davidson County, Tennessee.

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unimproved ( )
This is improved ( ) property, known as ---------- (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James H. Chandler, Jr., and Sue T. Viaches, their heirs and assigns, forever.

And I do covenant with the said James H. Chandler, Jr., and Sue T. Viaches that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as shown herein.

And I, Elinor Hardy Folk, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James H. Chandler, Jr., and Sue T. Viaches, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness hand this 14th day of March, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Elinor Hardy Folk

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Form No. WD3b

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Alice Faye Sullivan, a Notary Public in and for said County and State, the within named Elinor Hardy Folk

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 Nashville, Tennessee, this 18th day of March, 1974.

Alice Faye Sullivan, Notary Public

Commission Expires 7/18/76

ALICE FAYE SULLIVAN NOTARY PUBLIC AT LARGE STATE

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as.

Witness my hand and seal, at office in, this day of, 19.

, Notary Public.

Commission expires.