M. 4
P. 96

Send Tax Bills to: Buyer

Edward Baxter

Route 2 Riley Adcock Road
Joelton, Tennessee 37080

This Instrument Prepared By

Lance B. Bracy, Attorney
Springfield, Tennessee

BOOK 4806 PAGE 238

THIS DEED OF CONVEYANCE executed and delivered by MARY PANSY CLINE, a single person, hereinafter called the Grantor, to EDWARD BAXTER, also a single person, as tenant by the entirety, hereinafter called the Grantee;

WITNESSETH: That for and in consideration of the sum of THREE THOUSAND DOLLARS ($3,000.00), cash in hand paid, and other good and valuable consideration, receipt of all of which is hereby acknowledged, the Grantor has this day bargained and sold and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land situate in Davidson County, Tennessee, more particularly described as follows, to-wit:

BEGINNING at an iron pin marking the intersection of Frank Adcock's westerly line as described in Book 2858, Page 089, R. O. D. C., Tennessee and the southerly margin of Riley Adcock Road, being 25 feet from the center of said road; thence South 22 degrees 35' East 8.9 feet to a corner fence post; thence with an existing fence line marking the Northerly margin of R. K. Garrett's property as described in Book 689, Page 614, R. O. D. C., Tennessee South 86 degrees - 41' East 685.01 feet to an iron pin; thence North 88 degrees - 23' East 182.29 feet; thence North 23 degrees - 18 ' West 322.54 feet; thence South 40 degrees -13' West 141.1 feet; thence North 66 degrees 58' West 124.30 feet; thence North 50 degrees - 20' West 65.40 feet to an iron pin in the Southerly margin of Riley Adcock Road; thence with margin of said road, Westerly 167.03 feet with a 30 degrees - 20' horizontal curve, thence South 70 degrees -00' West 239.81 feet, thence Westerly 139.13 feet with a 10 degree -18' horizontal curve to the point of beginning, containing 3.1 acres, more or less, according to a survey by Donald W. Fortner, dated August 1, 1973, and being the same property as that conveyed to Mary Pansy Cline from Mary Ruth Adcock Devine and husband, Calvin Devine, in a deed dated August 16, 1973, appearing of record in Book 4741, page 14, in the Office of the Register for Davidson County, Tennessee.

State of Tennessee
County of Davidson

The acutal consideration or value whichever is greater, for this transfer is $3,000.00. Subscribed and sworn to before me, this 12th day of April, 1974.

Affiant, Edward Baxter

My Commission Expires 5-5-76.

Notary Public Lynellen Osborne

TO HAVE AND TO HOLD the premises aforesaid, with all the appurtenances and immunities thereto appertaining, unto the said Grantee, heirs and assigns , forever.

The Grantor covenants with the Grantee, heirs and assigns, that she is lawfully seized and possessed of said property, has a good and perfect right to make this conveyance and that said property is unencumbered.

The Grantor further covenants and binds herself, her heirs and legal representatives, to warrant and forever defend the title to said property herein conveyed unto the said Grantee, heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the Grantor has hereunto set her signature, this the 12th day of April, 1974.

C 5 0 1 '5 3

IDENTIF. REFERENCE

APR 16 11 23 AM '74

FELIX E. [illegible] REGISTER DAVIDSON COUNTY, TENN.

Mary Pansy Cline
MARY PANSY CLINE

STATE OF TENNESSEE)
: SS.
COUNTY OF DAVIDSON)

Personally appeared before me, Cynthia W. Thagard a Notary Public in and for said County and State, the within named MARY PANSY CLINE, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within Deed Instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this the 12th day of April, 1974.

NOTARY PUBLIC

Cynthia W. Thagard
NOTARY PUBLIC

My commission expires 5-15-76

APR 16	CONV	*3,000.00				
APR 16	S'TAX		A*	7.80		
APR 16	PR'FEE		A*	.50		
APR 16	W'DEED		A*	4.00	*	12.30