Prepared by: King & Ballow, p.c.
24th Floor
First American Center
Nashville, TN 37238

BOOK 4848 PAGE 695

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred J. Cobb Ronnie Donoho, et al (NAME:) 400 Knight Rd. (STREET ADDRESS OR ROUTE NUMBER) Whites Creek Tenn (CITY) (P. O. ZONE) (STATE)	Fred J. Cobb, Sr. (NAME:) Knights Road, Whites Creek Pike (STREET ADDRESS) Nashville, Tennessee (CITY) (ZONE) (STATE)	12D82225 40-91

Mail

For and in Consideration of the sum of----------

Ten and No/100----------(10.00)----------*DOLLARS*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

SEP-3	CONV	13,000.00			
SEP-3	S'TAX		A*	33.80	
SEP-3	PR'FEE		A*	.50	
SEP-3	W'DEED		A*	6.00	* 40.30

We, Sallie Frances Jackson Smith and Amanda O. Jackson,
/ *have bargained and sold, and by these presents do transfer and convey unto the said* Ronnie Donoho and Fred J. Cobb, Sr., 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 12th, formerly the 21st Civil District of Davidson County, Tennessee, described according to a survey by Charles R. Simmons, surveyor, as follows:
BEGINNING at a 1/2" water pipe in the ground the Northeast corner of Rowe's property and the Northwest corner of Smiths property and a point in Hasslock's South boundary line at the apex of an old fence around the Rowe's property on the top of the hill thence; with Hasslock's South line North 86° 30' East 652.1 feet to an iron pin on the West side of a hill near a 18" Hickory tree (the most Southern corner of the Bennett property); thence, South 88° East 1320.0 feet with Cone's South line crossing a hollow and on the South side of a hill to an iron pin with blazed pointers; thence, South 3° 30' West 1520.9 feet crossing hollow up the West side of hill and crossing the old ridge road at 1200 feet a large 3' x 4' rock on the North side of road and a 18" Black Gum tree on South side of road and down hill to an old fence line 1520.9 feet total distance to an iron pin in fence line; thence, North 86° 12' West with old fence line for 721.8 feet to an iron pin at the base of a large Oak tree in B. Lerke North line; thence, with the old fence line for the next 6 calls: North 82° 38' West 252.75 feet to a 10" Oak tree; thence, South 80° 56' West 62.78 feet to a stake; thence, South 66° 36' West 68.92 feet to a stake; thence, South 53° 07' West 51.12 feet to a stake; thence, South 48° 03' West 122.33 feet to a stake; thence South 36° 90' West 254.52 feet to a stake; thence, South 44° 25' West 329.63 feet to a stake in a stacked pile of rocks 44 feet Northwest of a 40 inch Oak tree and 53 feet Northeast from a large Hickory tree in fence line
(CONTINUED ON REVERSE SIDE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 13,000

Subscribed and sworn to before me, this the 27th day of August 1974

Affiant

My commission expires: July 17 1977
(Affix Seal)

Notary Public

with a iron pin at the base (old fence generally the line); thence leaving the rock pile down hill and crossing the hollow North 30° West 445.5 feet to an iron water pipe and aluminum pipe with disc stating "Dunn's Southeast corner surveyed in 1938; thence with Dunn's & Rowe's line after crossing the creek and old fence line North 2° 10' West (500 feet to Dunn's Northeast corner in creek) in all 1656. 2 feet to an iron pipe the point of beginning, containing 69.86 acres, more or less.

BEING the same property conveyed to Susie Jackson by deed from Bessie Martin Thorborne, of record in Book 1284, Page 583, Register's Office for Davidson County, Tennessee. The said Susie Jackson subsequently died leaving Sallie Frances Jackson Smith and J. C. Jackson, as her only heirs-at-law. The said J. C. Jackson has since died and he is survived by his widow, Amanda O. Jackson.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronnie Donoho and Fred J. Cobb, Sr., 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.*

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.*

Witness our *hand* s *this* 29 *day of* August, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sallie Frances Jackson Smith

Amanda O. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Fred S. Ramsay, a Notary Public in and for said County and State, the within named Sallie Frances Jackson Smith and Amanda O. Jackson,

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 29th day of August, 1974.

Fred S. Ramsay, Notary Public.

Commission Expires July 27, 1979

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

6954 IDENTIFICATION 52 AM '74 FELIX P. DAVIDSON COUNTY, TENN.

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