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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Fred J. Cobb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF Sept., 19 74

[illegible]
Notary Public

MY COMMISSION EXPIRES: 11-20-1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TRABER & ROBINSON, Attorneys, P.O. Box 2255, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred J. Cobb & Ronnie Donoho (NAME)	same (NAME)	
,400 Knight Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	40
Whites Creek, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	88 1 pw

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Edward F. Dunn and wife, Agnes B. Dunn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred J. Cobb and Ronnie Donoho as tenants in common.

HEREINAFTER CALLED THE GRANTEES, 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 made by George W. Watkins, Surveyor, dated February 14, 1951, as follows:

Beginning at an iron pin, south 88° 30' east 1963 feet from the center line of Knight Road, said point being the southeast corner of property conveyed to Edward F. Dunn and wife, Agnes B. Dunn by deed from H. C. Matthews, of record in Book 1191, page 207, Register's Office for said County; thence with the northerly line of the tract of land conveyed to James R. Allen by deed of record in Book 986, page 91, said Register's Office, north 88° 30' West 1963 feet to an iron pin in the center of new Knight Road; thence with the center of said road North 10° 45' west 123 feet to a point; thence with the same north 20° west 100 feet to a point; thence north 31° 30' west 73 feet to a point; thence north 51° east 249 feet to the center of a creek; thence north 74° 30' east 184 feet to a point; thence north 84° 30' east 346 feet to a point; thence south 87° 30' East 267 feet to a point where a lane emerges from said creek; thence with the center of said lane, north 76° east 123 feet to the east bank of said creek; thence with the center of said lane north 85° 45' east 132 feet to a point; thence south 63° 15' east 178 feet to the center of said creek; thence with the center of said creek north 87° 45' east 432 feet to a point; thence south 81° 30' East 214 feet to the westerly line of the property of Cue Hamilton; thence with Hamilton's westerly line south 2° 10' east 503 feet to the point of beginning.

INCLUDED BUT EXCLUDED from this conveyance is 3.22 +/- acres described according to an unrecorded survey by Charles R. Simmons dated September 8, 1974, as follows:

This is improved (X) unimproved ( ) property, known as 400 Knight Drive, Whites Creek Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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, unless otherwise herein set out; 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 16th day of September, 19 74

[illegible]

[illegible]

Beginning at a iron nail in the center line of Knight's Road the most N.W. corner of this tract: thence with the center of Knight's Road S 28° E 60.0 feet to a point in center of Road; thence S 21° East 66.6 feet to a nail in the center of Knight's Road; thence leaving the Road N 68° East (Passing a iron stake at 25 feet from the center line of road a reference mark to corner) 200.0 feet to a iron stake; thence East for 390.0 feet to a iron pin; thence downhill North 240 +/- feet (Passing a iron stake setback 20 feet from center line of creek a reference point to corner in C/L creek); thence with old calls from a survey by G. W. Watkins dated 14 February 1951 down the general center line of creek for 3 calls N 87° 30 min. W 29.3 feet; thence S 34° 30 min. W. 346.0 feet; thence S. 74° 30 min. W. 134.0 feet to a iron stake in the center of creek set this survey thence; leaving the creek and with the general center line of a gravel road leading to house on ROWE'S property S. 51° W. 223.0 feet to a nail in the center line of Knight's Road the point of beginning containing 3.22 +/- acres.

A right of way easement along the north line of the land retained by grantor is hereby imposed for the benefit of the grantees their successors and assigns. Said easement is to run with the land in perpetuity.

Being part of the same property conveyed to Edward F. Dunn and wife, Agnes B. Dunn, by deed from H. C. Matthews, of record in Book 1191, page 207, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

FROM
Edward F. Dunn Et Ux

TO
Fred J. Cobb & Ronnie Donoho

C7 1553

IDENTIF. REFERENCE

Sep 18 11 10 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rush to:
William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward F. Dunn and wife, Agnes B. Dunn the bargainor with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville Tennessee, this 16 day of September 19 74.

Notary Public

Commission expires 11-20-1976

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and upon (their several oaths) acknowledged (themselves) to be the and respectively of the within named bargainor, a corporation, and that (he) as such (they) and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said and attesting the same by the said as such as such

Witness my hand and official seal at office at on this the day of 19

Notary Public

My commission expires

RECORDER'S MEMO.
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.