Buyer

MAIL TAX NOTICE TO:

Arsdell Jones

P. O. Box 424

Greenbrier, TN. 37073

M, 3
P, 5
Pd

RECORDING FEE $5

THIS DEED OF CONVEYANCE, exeucted and delivered by J. H. HACKNEY, a widower, hereinafter called the grantor, to ARSDELL JONES and wife, BARBARA JEAN JONES, hereinafter called the grantees;

WITNESSETH: That, for and in consideration of the sum of FORTY THOUSAND & NO/100 ($40,000.00) DOLLARS, cash in hand paid, receipt 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 grantees, survivor and assigns, certain real property situate in the 12th. Civil District of Robertson County, and in the 10th. Civil District of Davidson County, Tennessee, described as follows, to-wit:

This instrument prepared by
SPROUSE, LOYG and WALTON
ATTORNEYS AT LAW
Springfield, Tennessee
By

TRACT NO. 1: Situate in the 12th. Civil District of Robertson County, Tennessee, described, to-wit:

BEGINNING at a double chestnut tree, corner to T. W. Grubbs and the Northeast corner of this land; thence with the line of T. W. Grubbs North 87½ deg. West passing an old corner and corner to said Grubbs at 36 poles continuing on and crossing the Eldorado Springs Road at 52.5 poles, continuing on in all 77 poles to the East edge of the Gideon Road, now the Ridgetop Lake Road; thence South 2 deg. West 55 poles to a point, formerly a white oak tree stump, corner to G. E. Polly in E. S. Crutcher's line; thence North 89 deg. East, passing said Polly's corner at 22.6 poles, continuing with the center of the pike and in all 50 poles to a point in the center of the pike; thence with the pike as follows: South 73 deg. East 12 poles, South 65 deg. East 12.2 poles, South 80 deg. East 3 poles to a point in the center of the pike and in the Robertson County and Davidson County line; thence North 2 deg. East 59 poles to the beginning, containing 26 acres, more or less, by Planimeter calculation, after survey in October, 1949, by J. R. Scott, County Surveyor of Robertson County, Tennessee, and being a part of the land which was conveyed to W. A. Jones and V. C. Jones by the Nashville & American Trust Co., in a deed

of record in the office of the Register of Robertson County, Tennessee, in Deed Book 83, at page 156, and said V. C. Jones conveyed his interest therein to J. H. Hackney in a deed of record in the office of the Register aforesaid in Deed Book 85, page 112. Also see deed of Partition from W. A. Jones to J. H. Hackney dated October 29, 1949, and recorded in Deed Book 108, page 259, in the office of the Register aforesaid, and being Tract I conveyed by J. H. Hackney by deed to J. H. Hackney and wife, Alean Pinson Hackney, creating an estate by the entirety, said deed being of record in Deed Book 134, at page 290, Register's Office for Robertson County, Tennessee. The said Alean Pinson Hackney died in Robertson County, Tennessee, the place of her legal residence in April, 1974, leaving the grantor, J. H. Hackney, surviving as tenant by entirety and sole owner of said property.

EXCLUSION: There is included in the above description but excluded from this conveyance the following tracts:

TRACT NO. 1: BEGINNING at an iron pin 619 feet East from the Northeast corner of the intersection of Tinnin Road and Lake Road; thence with the North margin of the said Tinnin Road 103 feet to an iron pin; thence North 1 deg. West 227.2 feet to an iron pin; thence South 87 deg. West 135 feet to an iron pin; thence South 5 deg. East 225 feet to the beginning, containing 0.62 of an acre and being the land conveyed to John W. Riadon III et ux., by J. H. Hackney in a deed of record in Deed Book 108, at page 259, in the office of the Register of Robertson County, Tennessee.

TRACT NO. 2: BEGINNING at a point in the center of the pike, corner to H. H. Hackney and the Southwest corner of this land; thence with the center of Pike South 84 deg. East 110 feet; South 69 deg. East 125 feet corner to said Hackney; thence North 13½ deg. East 300 feet to a stone and small white oak pointer, corner in said Hackney's line; thence North 84 deg. West 280 feet to a stone in Hackney's line; thence South 15 deg. West 85 feet; thence South ½ deg. West 175 feet to the beginning, containing 1.5 acres, and being the land conveyed to Raymond Morris et ux., by J. H. Hackney in a deed of record in Deed Book 110, at page 332, in the Office of the Register of Robertson County, Tennessee.

TRACT NO. 3: BEGINNING at a stone on the East side of the Ridgetop Lake Road, corner to J. H. Hackney in E. S. Crutcher's line, the Northwest corner of this property; thence North 89 deg. East 194 feet to a stone; thence South 2 deg. West 420 feet to a stone and iron stake, corner to J. H. Hackney in G. E. Polly's line; thence South 89 deg. West 194 feet to a point, formerly a white oak stump, corner to G. E. Polly in E. S. Crutcher's line; thence North 2 deg. East 418 feet to the beginning, containing 1.9 acres, and being the land conveyed by J. H. Hackney et ux., to Verner C. Jones et ux., in a deed of record in Deed Book 108, at page 275, in the Office of the Register of Robertson County, Tennessee.

TRACT NO. 4: BEGINNING at a point, the Northeast corner of the lot conveyed to Verner C. Jones, et ux., by deed in Deed Book 108, at page 275, Register's Office for Robertson County, Tennessee, and the Northwest corner of this lot; thence South 89 deg. East 20 feet to a point; thence South 2 deg. West, parallel with the said Verner C. Jones East line, 172 feet to a point; thence North 89 deg. West 20 feet to the said Verner C. Jones East line; thence with said line North 2 deg. East 172 feet to the beginning, and being a portion of Tract No. 1 conveyed to J. H. Hackney and wife, Alean Pinson Hackney, by J. H. Hackney creating an estate by entirety, said deed being of record in Deed Book 134, at page 290, Register's Office for Robertson County, Tennessee. The said Alean Pinson Hackney died in Robertson County, Tennessee, the place of her legal residence in April, 1974, leaving the grantor, J. H. Hackney, surviving as tenant by entirety and sole owner of said property, and being the same property conveyed by J. H. Hackney by deed of gift to Verner C. Jones and wife, Nell O. Jones, said deed being dated August 10, 1974, and recorded in Deed Book 177, at page 371, Register's Office for Robertson County, Tennessee.

TRACT NO. 2: Situate in the 10th. Civil District of Davidson County, Tennessee, described to-wit:

BEGINNING at a gum tree in the West line of Thomas Grubbs and C. A. Williams, also the Southeast corner of another tract of Thomas Grubbs, the Northeast corner of this tract; thence North 85 deg. West 51.7 poles; thence South 15 deg. West 37.5 poles to a double chestnut tree; thence South 2 deg. West 59 poles to a point in the center of the pike, corner to W. A. Jones; thence with the center of the pike as follows: South 80 deg. East 4 poles, North 88 deg. East 6 poles, North 80 deg. East 21.3 poles, East 3 poles, South 79 deg. East 16.5 poles to a point in the center of the pike, corner to W. A. Jones; thence North 6 deg. East 91 poles to the beginning, containing 32.5 acres, more or less, by Planimeter calculation, after survey in October, 1949, by J. R. Scott, Coutny Surveyor of Robertson County, Tennessee, and being a part of the land which was conveyed to W. A. Jones and V. C. Jones by the Nashville & American Trust Co., in a deed of record in the office of the Register of Robertson County, Tennessee, in Deed Book 83, page 156 and said V. C. Jones conveyed his interest therein to J. H. Hackney in a deed of record in the office of the Register of Davidson County, Tennessee, in Deed Book 1764, page 464, and being Tract I conveyed by J. H. Hackney by deed to J. H. Hackney and wife, Alean Pinson Hackney, creating an estate by the entirety, said deed being of record in Deed Book 3803, at page 130, Register's Office for Davidson County, Tennessee. The said Alean Pinson Hackney died in Robertson County, Tennessee, the place of her legal residence in April, 1974, leaving the grantor, J. H. Hackney, surviving as tenant by entirety and sole owner of said property.

EXCLUSION: There is included in the above description but excluded from this conveyance the following two tracts:

TRACT No. 1: BEGINNING at a stone, formerly a chestnut tree at the top of a bluff on the West side of a hollow, a corner to Mrs. Ruby C. Sutton in the North line of J. H. Hackney and the Southwest corner of the property herein described; thence with the line of said Hackney South 88 deg. East, crossing said hollow 46 poles to a point, a corner to said Hackney in the line of said aforementioned Mrs. Sutton; thence with the line of said Mrs. Sutton North 4 deg. West 37.6 poles to a black gum stump, a corner in the line of said Mrs. Sutton; thence with the line of said Mrs. Sutton West 35.6 poles to a point, a corner in the line of said Mrs. Sutton; thence with the line of said Mrs. Sutton South 11½ deg. West 37 poles to the beginning, containing 9.4 acres, more or less, and being the land conveyed by deed to Mrs. Ruby Sutton by J. H. Hackney, said deed being of record in Deed Book 3464, at page 575, Register's Office for Davidson County, Tennessee.

TRACT No. 2: A Tract of 1 acre, more or less, conveyed to Billy Crabtree and wife, Irene Crabtree, by deed from J. H. Hackney and wife, Olivie Hackney; said deed being of record in Deed Book 2734, at page 575, Register's Office for Davidson County, Tennessee.

RESTRICTIONS: ALL of the granted land is restricted for a period of twenty-five (25) years in that no trailer or mobile home park shall be erected on said land and in that no trailer or mobile home shall be placed on said land except that a trailer or mobile home may be placed on said land for the occupancy of the grantees' son or daughter.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said grantees, survivor and assigns, forever.

The grantor covenants with the grantees, survivor and assigns: (1) That he is lawfully seized in fee of said premises; (2) That he has a good and perfect right to make this conveyance; (3) That said premises are unincumbered, except for 1974 County taxes which are to be pro rated as of the date of the deed; and (4) That he will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

POSSESSION of the premises will be given to the grantees on the date of this deed subject to the lease of certain

lands to a tenant and the rental of a certain house with the rent pro rated.

IN TESTIMONY WHEREOF, the grantor has hereunto set his signature, this the 25th day of September, 1974.

C73536

IDENTIF. REFERENCE

OCT 2 1 35 PM '74
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

J. H. HACKNEY

OCT-2? CONV 10,000.00
OCT-2? W'DEED A* 10.00 * 10.00

STATE OF TENNESSEE)
)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. H. HACKNEY, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within deed instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 25th day of September, 1974.

NOTARY PUBLIC

My commission expires: 9/22/77.

MICHAEL R. JONES NOTARY PUBLIC ROBERTSON COUNTY

* * * * * * * * * * * * * *

I, or we, hereby swear or affirm, that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 10,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SWORN TO AND SUBSCRIBED before me, this the 25th day of September, 1974.

~~Notary Public or~~ Register

My Comm Expires
1-25-75

STATE OF TENNESSEE, ROBERTSON COUNTY
The foregoing instrument and certificate were noted in Note Book 19, Page 105 at 11:15 o'clock A.M. Sept. 26 19 74
and recorded in Deed Book 177, Series ____ Page 470 State Tax Paid $ 104.00 Fee .50 Recording Fee 0.00 Total $ 114.50
Witness My hand.
Receipt No. 29404

Register