This Form furnished by Attorneys Title Company, Inc.

BOOK 4883 PAGE 837

Form No. WD-2

FROM

John B. Holley et ux

TO

Clarence W. Fortner et ux

For draftsman's use

This instrument prepared by
James A. Carney, Atty.
731 Stahlman Building
Nashville, Tenn. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence W. Fortner et ux (NAME)	Same (NAME)	Map 67
Route 3 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 15
Ashland City, Tenn. 37015 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

C85463

IDENTIF. REFERENCE

JAN 27 10 49 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$1500.00 John B. Holley Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF Jan. 19 75

M. L. Rowland
Notary Public

MY COMMISSION EXPIRES: 4/22/75
(AFFIX SEAL)

NOTARY PUBLIC RANGE OF PROVE DAVIDSON CO.

For and in Consideration of the sum of Fifteen Hundred---------- DOLLARS

JAN27'75 CONV *1,500.00
JAN27'75 S'TAX A* 3.90
JAN27'75 PR'FEE A* .50
JAN27'75 W'DEED A* 6.00 * 10.40

John B. Holley and wife, Marjorie Phelps Holley

have bargained and sold, and by these presents do transfer and convey unto the said Clarence W. Fortner and wife, Dorothy L. Fortner

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 Civil District of Davidson County, Tennessee, described according to a survey made by Ernest Medlin, dated January 11, 1975, as follows:

BEGINNING at an iron pin in the northerly right-of-way of Tennessee Highway No. 12 at a point in the southwest corner of the property conveyed to John B. Holley and wife, Marjorie Phelps Holley, and the common boundary of the subject property herein conveyed; thence south 61°11' W 50.8 feet along the north right-of-way boundary of Hwy No. 12 to an iron pin; thence N 26°45' W 347.5 feet along the westerly boundary line of the property conveyed to John G. Claus by deed of record in Book 2445, page 13, Register's Office for Davidson County, Tennessee; thence N 26°45' W 347.5 feet to an iron pin; thence S 60°41' W 149.2 feet to an iron pin; thence along the easterly boundary of the property conveyed to H. M. Beard, Jr. and wife, Mary Elizabeth Beard, by deed of record in Book 2965, page 69, Register's Office for Davidson County, Tennessee, N 18°24' W 580.1 feet to an iron pin; thence N 64°37' E 199.36 feet along the rear to an iron pin; thence along the common boundary of the subject property herein conveyed and the westerly boundary of the property conveyed to John B. Holley and wife, Marjorie Phelps Holley, S 18°17' E 568.66 feet to a point marked by an iron pin; thence continuing along the easterly boundary of the John B. Holley and wife, Marjorie Phelps Holley, property S 26°45' E 345.7 feet to the point of beginning, containing 3.0 Acres.

In addition to the above described conveyance in fee simple the grantors, John B. Holley and wife, Marjorie Phelps Holley, further convey to grantees a permanent easement for the purpose of construction and maintenance of a septic tank overflow field system located and described as follows:

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This is unimproved (X) improved ( ) property, known as 13th Civil District, Davidson County, Tenn.
(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 Grantees their heirs and assigns, forever.

And we do covenant with the said Clarence W. Fortner and Dorothy L. Fortner 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 Grantors do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence W. Fortner and wife, Dorothy L. Fortner, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 22 day of January, 1975

John B. Holley

Marjorie Phelps Holley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John B. Holley and Marjorie Phelps Holley

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 22nd day of January, 1975.

M. L. Randall Notary Public.

NOTARY PUBLIC DAVIDSON COUNTY, TENN. M. L. RANDALL COM. EXPIRES NOV. 19, 1975

Commission expires 10/19/75

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

LEGAL DESCRIPTION (CONTINUED) BOOK 4883 PAGE 839

Beginning at a point in the easterly boundary of the property conveyed to John B. Holley and wife, Marjorie Phelps Holley, of record in Book 3133, page 363, Register's Office for Davidson County, Tennessee, in the common boundary line of the property herein conveyed and the John B. Holley and wife, Marjorie Phelps Holley, property 345.7 feet north of Tennessee Hwy No. 12; thence along the common boundary line of the John B. Holley and wife, Marjorie Phelps Holley property and the subject property herein conveyed, S 26°45' E 100 feet to a point; thence S 60°41' W 50 feet to a point; thence northwardly parallel with the common boundary line between subject property herein conveyed to Clarence W. Fortner and wife, Dorothy L. Fortner, and the John B. Holley and wife, Marjorie Phelps Fortner property 100 feet to a point; thence S 60°41' W 50 feet to the point of beginning. Said easement to run with the land and to continue until a publicly owned sewerage disposal system is available and connected to the subject property, after which the described easement will terminate.

Being a part of the same property conveyed to John B. Holley and wife, Marjorie Phelps Holley, by deed from William W. Morris and wife, Edna C. Morris, as of record in Book 3133, page 363, Register's Office for Davidson County, Tennessee.