DEED OF PARTITION

Address New Owner (s) As Follows: Send Tax Bills To: Map-Parcel Numbers

Grace N. Teague
3508 Clarksville Pike
Nashville Tenn

Same

69
P/O 44
PW

WHEREAS, by deed dated the 6th day of January, 1938, of record in Book 1077, page 21, Register's Office for Davidson County, Tennessee, certain property was conveyed to Guyton Teague and Grace N. Teague, by deed from Alice Abernathy, et al, and

JUL21'75 CONV *9,000.00
JUL21'75 STAX A* 23.40
JUL21'75 APPFEE A* .50
JUL21'75 WDEED A* 4.00 * 27.90

WHEREAS, the said Guyton Teague and Grace N. Teague are the owners of said property in equal shares as tenants in common and desire to partition the property owned by them by mutual conveyances.

THEREFORE, IN CONSIDERATION OF THE PREMISES, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said GUYTON TEAGUE has bargained and sold and by these presents does transfer and convey unto the said GRACE N. TEAGUE, her heirs and assigns, all her right, title and interest, the same being an undivided one-half (1/2) interest, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being a tract or land in the First Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being designated as Tract 2 on a survey made by Southern Land and Associates, Inc., dated August 28, 1974, and revised June 11, 1975, being more particularly described as follows:
>
> Beginning at a point in the easterly margin of Clarksville Highway, said point being the northwest corner of the Berry property of record in Book 4388, page 950, Register's Office for Davidson County, Tennessee; thence along the easterly margin of Clarksville Highway North 24° 48' 57" West 82.12 feet; thence North 65° 11' 03" East 10.00 feet to a point; thence North 24° 48' 57" West 336.20 feet to a point; thence leaving said highway North 55° 31' 29" East 229.99 feet to a point; thence North 64° 21' 00" East 559.19 feet to a point in the westerly line of the Webb property; thence along the westerly line of the Webb property and the Bratton

STATE OF TENNESSEE) The actual consideration or value whichever is
COUNTY OF DAVIDSON) greater, for this transfer is $ [illegible].
Subscribed and sworn to before me, this the 21 day of July, 1975.

Affiant

Notary Public

Commission Expires: 5-2-77

This instrument prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

property South 20° 48' 39" West 793.00 feet to a point, the northeast corner of the Berry property; thence along the northerly line of the Berry property South 86° 32' 00" West 245.90 feet to the point of beginning, containing 6.00 acres, more or less.

Being part of the property conveyed to Guyton Teague and Grace N. Teague, by deed from Alice Abernathy, et al, of record in Book 1077, page 21, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD all her right, title and interest, the same being an undivided one-half (1/2) interest, in and to the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRACE N. TEAGUE, her heirs and assigns, forever.

The said Guyton Teague does covenant with the said Grace N. Teague that she is lawfully seized and possessed of said interest in said land in fee simple, has a good right to convey same, and the same is unencumbered, except by taxes for the year 1975, subject to which this conveyance is executed.

And the said Guyton Teague does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said interest in said land to the said Grace N. Teague, her heirs and assigns, against the lawful claims of all persons whomsoever.

Executed at Nashville, Tennessee, this 18th day of July, 1975.

Guyton Teague
Guyton Teague

IDENTIF. REFERENCE
JUL 21 10 39 AM '75
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.
D07493

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dorthula Spurlock, a Notary Public in and for said County and State, the within named Guyton Teague, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of July, 1975.

DORTHULA SPURLOCK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Dorthula Spurlock
Notary Public

Commission Expires:
2-11-78