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

BOOK 4935 PAGE 372

DEED OF PARTITION

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

Guyton Teague
3840 Clarksville Highway
Nashville, Tennessee 37218

Same

69
044 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

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 GRACE N. TEAGUE has bargained and sold and by these presents does transfer and convey unto the said GUYTON 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 of land located in the First Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being designated as Tract 1 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 336.20 feet North 24° 48' 57" West, 10 feet North 651 11' 03" East and 82.12 feet North 24° 48' 57" West from the northwest corner of the Berry property of record in Book 4388, page 950, Register's Office for Davidson County, Tennessee, and being the south corner of the herein described tract; thence along the east margin of Clarksville Highway as follows: North 24° 48' 57" West 13.80 feet to a concrete monument; thence South 65° 11' 03" West 10 feet to a concrete monument; thence North 24° 48' 57" West 74.00 feet to an iron pin; thence with a curve to the right having a radius of 1397.40 feet, 330.62 feet to an iron pin; thence North 78° 44' 25" East 55.00 feet to an iron pin; thence with a curve to

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $9,080.00

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 1975.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires:
10/25/76

the left with a radius of 1342.40 feet, 500.00 feet to a concrete monument; thence North 10° 04' 52" East 3.50 feet to a concrete monument; thence North 79° 55' 08" West, 40.00 feet to a concrete monument; thence North 10° 04' 53" East, 201.18 feet to the centerline of Whites Creek; thence leaving the east margin of Clarksville Highway along the centerline of Whites Creek, as follows: South 75° 41' 22" East 232.38 feet to a point; thence South 67° 35' 58" East 182.14 feet to a point; thence South 53° 44' 53" East 112.03 feet to a point; thence South 59° 42' 59" East 301.76 feet; thence South 67° 06' 05" East 87.42 feet; thence North 82° 51' 41" East 112.15 feet to a point, said point being the northeast corner of the described tract; thence leaving said centerline of Whites Creek with the westerly margin of the Webb tract, South 20° 48' 39" West 343.57 feet to a point; thence leaving the westerly margin of the Webb tract South 64° 21' 00" West 559.19 feet to a point; thence South 55° 31' 29" West 229.99 feet to the point of beginning, containing 14.79 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 GUYTON TEAGUE, her heirs and assigns, forever.

The said Grace N. Teague does covenant with the said Guyton 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, and TVA line easement, subject to which this conveyance is executed.

And the said Grace N. 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 Guyton Teague, her heirs and assigns against the lawful claims of all persons whomsoever.

Executed at Nashville, Tennessee, this 16th day of July, 1975.

Grace N. Teague

Grace N. Teague

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Annie George,
a Notary Public in and for said County and State, the within named Grace N. 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 16th day of July, 1975.

Annie George
Notary Public

ANNIE GEORGE NOTARY PUBLIC DAVIDSON

Commission Expires:

5-2-77

D 08271

IDENTIF. REFERENCE

JUL 24 3 33 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 24 75	CONV	*9,080.00			
JUL 24 75	S'TAX		A*	23.66	
JUL 24 75	PR'FEE		A*	.50	
JUL 24 75	W'DEED		A*	6.00	* 30.16