Berger Maryann Cullom
to
Tax 6

518 Rockwood St.
Crossville, Tenn 38555

BOOK 4981 PAGE 327/101

65-127 pw

KNOW ALL MEN BY THESE PRESENTS, That, whereas, by the statutes of dower, I, Laura Cullom, widow of Ed Cullom, deceased, am lawfully seized of a life estate in a certain piece or parcel of land, This land is located on what is known as River Road in the 8th Civil District of Davidson County, Tennessee, and described as follows: Beginning at a large black oak tree on top of a hill in Demoss, Cullom line, South of River Road, and running generally East as near as practical with the dividing ridge 137 yards to a tan oak. Thence bearing left or North 80 yards to a large white oak struck by lightning. Thence bearing right or South with top of ridge 137 yards to a scaley bark hickory on top of hill South of D. E. Cullom's house. Thence bearing left or North continuing with dividing ridge 335 yards to a large twin tan oak which forks near the ground. This is on top of high hill South of E. V. Sullivan's house. Thence bearing South 140 yds. to a large black oak in saddle of ridge. Thence straight on generally East 160 yds. to a large black oak on top of Orchard Hill; three fences fastened to it. Thence bearing North or left with new fence across Orchard Hill 150 yds. to hickory. Thence generally East with fence 119 yds. to an ash on top of Cedar Hill. This is K. H. Cullom's corner. The line up to this point is between Luther Edward (Ed) Cullom on North & Luther Eldridge Cullom on the South. Thence with dividing ridge on Cedar Hill (K. H. Cullom's land on South) East 65 yds. to a rough cedar continuing on generally East 48 yds. to North side of Cedar. Thence generally East 81 yds. to a small mock orange tree 2 yds. South of two nice cedars. Thence bearing North, but generally East 70 yards to the Old County Road on East side of branch. Thence generally North with the Old County Road 100 yds. to New County Road. Thence generally West or North West with New County Road to top of hill, Demoss, Cullom corner. Thence generally South up the hill with Demoss, Cullom line, to the starting point. This description includes 25 acres belonging to the late D. E. Cullom (father of Luther Edward (Ed) Cullom) bought from G. F. Cullom in 1918. The amount of the whole tract is approximately 50 acres, situate and lying in Davidson county,

Prepared by

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RECORDER'S MEMO:
Legibility of Writing, Typing or Printing Unsatisfactory in this Document when received.

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Tennessee, and known and described as follows, to wit:

TRACT NO. 1

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on south side of the present River Road, and being a portion of a tract of land on record in book 287, page 233, R. O., D. C., Tennessee. Surveyed in Aug. 1961 by S. H. Hutchison as follows:
Beginning at a point in the present River Road, stake in line on south margin of road (on estate of late G. F. Cullom), same being the north east corner of the D. E. Cullom 25 acre tract.
Thence south 2° west with east line of said tract, passing his south east corner at 33.54 poles, in all 51.74 poles, more or less, to a stake in a fence and Luther Cullom's line, Tan Oak pointer.
Thence with Luther Cullom's line as follows:
South 77° east 20.40 poles to a large Red Oak;
North 45° east 26.70 poles to a stone with a Persimmon pointer;
South 88° east 6.50 poles to a Black Locust tree;
East 13.20 poles to an Ash tree in a fence, Luther Cullom's and Mrs. Katherine H. Cullom's corner.
Thence with Mrs. Katherine H. Cullom's line as follows:
North 79° east 10.80 poles to a Cedar tree;
South 70° east 14 poles to a stake with an Elm and Cedar pointer;
South 81° east 6.60 poles to a Mock Orange tree;
North 77° east 9.50 poles, more or less, to a point in the Old River Road, stake in line on south westerly margin of road.
Thence with said Old River Road north 40° west 19.20 poles to a point in the present River Road.
Thence with the present River Road as follows:
North 62° west 26 poles;
North 67° west 18 poles;
North 74° west 20.80 poles;
North 78° west 8 poles;
North 89° west 6 poles;
South 80° west 9.20 poles to the point of beginning.
Containing 19.50 acres, being the same more or less.

Being part of the same property conveyed to G. F. Cullom and wife, M. S. Cullom, by deed from T. A. Turner et al of record in Book 287, page 233, Register's Office for Davidson County, Tennessee; the said G. F. Cullom and M. S. Cullom both having since died leaving as their heirs at law five sons, Edward Cullom, L. E. Cullom, Eugene Cullom, G. F. Cullom and D. E. Cullom; the said Edward Cullom having since died and devised said property to his wife, Katherine H. Cullom, by will of record in Will Book 65, page 130, Davidson County Court Clerk's Office; the said Eugene Cullom having conveyed his 1/5 interest to L. E. Cullom and D. E. Cullom by deed of record in Book 923, page 53, said Register's Office; the said D. E. Cullom having since died leaving as his only heir at law the said Ed Cullom; and being the same property conveyed to Ed Cullom by quitclaim deed from L. E. Cullom and Katherine H. Cullom of record in Book 3278, page 471, and by a quitclaim deed from G. F. Cullom of record in Book 3280, page 99, Register's Office for Davidson County, Tennessee, the said Ed Cullom having since died. His heirs are his wife, Laura Cullom, and his daughter Mary Ann Cullom.

TRACT NO. 2

Beginning in the center of the River road at the northwest corner of the original tract; running thence with Shelt Demoss' east boundary line S. 16¼° W. 33.54 poles to a stake; thence N. 72-3/4° E. 143.3 poles to a stake with pointers; thence N. 1¼° E. 33.54 poles to center of the River road passing a fore and aft hackberry tree on the margin of said road; thence with the center of said road S. 80° W. 25.48 poles; thence S. 66° W. 32 poles; thence S. 54½° W. 29½ poles; S. 85° W. 23.2 poles; S. 76° W. 28.3 poles to the beginning, containing 25 acres, more or less, said tract of land is a part of Tract No. 3 in the

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Subdivision of the Demoss land which was conveyed to me by R. S. Turner and others by deed of record in Book 287, page 233, R. O., D. C. A plan of said Subdivision being of record in Chancery Court Plan Book No. 2, page 76.

Being the same property conveyed to Duncan E. Cullom and wife, Mary L. Cullom, by G. F. Cullom and wife by deed of record in book 802, page 127, Register's Office for said County; the said Duncan E. Cullom and Mary L. Cullom both having since died leaving as their heir at law one son, Ed Cullom; the said Ed Cullom having since died. His heirs are his wife, Laura Cullom, and his daughter, Mary Ann Cullom.

Now, for and in consideration of the sum of one dollar, to me in hand paid, the receipt whereof is hereby acknowledged, and the assumption by the grantee herein of all unpaid State and County taxes assessed against said tract of land, including the year 1972, I have this day bargained and sold, and do hereby transfer and convey, to Mary Ann Cullom, a single person, (the only child of Ed Cullom, deceased), her heirs and assigns, my said life estate, right and title in and to said land.

There is hereby excluded from the above all lots heretofore sold prior to December 12, 1965.

This conveyance is made subject to any and all existing easements and lawful rights-of-way, public roads and highways which may pass over, across or through said land or any part of same.

To have and to hold the same to said Mary Ann Cullom, her heirs and assigns, during the term of my natural life, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

And I do covenant with the said Mary Ann Cullom that I am lawfully seized and possessed of said estate, and have a good right to so convey it, and that the said estate is unincumbered, except by any and all taxes that may be a lien against the property, which are assumed by the said grantee and which she agrees to pay. I do further covenant and bind myself to warrant and defend the title to said land during my natural life to the said Mary Ann Cullom, her heirs and assigns, against the lawful claims of all persons whomsoever.

In testimony whereof, I hereunto subscribe my name, on this the 5th day of September, 1975.

Laura Cullom
Laura Cullom

State of Tennessee
Davidson County

Personally appeared before me, a Notary Public in and for said County and State, Laura Cullom, widow of Ed Cullom, deceased, the within named bargainor, with whom I am personally acquainted and acknowledged that she executed the foregoing deed for the purposes therein contained. Witness my hand and Notarial Seal at office in Nashville this September 5, 1975.

B. D. Boyd
Notary Public.

My Commission expires the 21st day of January, 1979.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000
Mary Ann Bolin
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December 1975.
Deputy Register

DEC 19 1 02 PM '75
REGISTER
DAVIDSON COUNTY, TENN.

DEC 19 75	CONV	20,000.00			
DEC 19 75	S'TAX		B*	52.00	
DEC 19 75	PR'FEE		B*	.50	
DEC 19 75	W'DEED		B*	8.00	* 60.50

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