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D E E D

Project:	County:	Tract:
75 03 018	9th C. D., Davidson	5.65 Acres

JAN 19[illegible] MISC B* 4.00 4.00

KNOW ALL MEN BY THESE PRESENTS, that

JOHN M. EZZELL has bargained and sold, and by these presents does transfer and convey unto the State of Tennessee, for the use and benefit of the Department of Conservation for the Harpeth State Scenic River Project, a certain tract or parcel of land in the 9th, formerly the 14th Civil District, of Davidson County, Tennessee, more particularly bounded and described as follows:

Beginning at a point on the northerly right-of-way line of Louisville & Nashville Railroad Company, being a corner common to lands now or formerly owned by Louisville & Nashville Railroad Company and lands of the subject owner, said point being further located South 04° 40' East approximately 235 feet, more or less, from the intersection of the centerline of Newsom Station Road with the center of Harpeth River; thence, leaving said right-of-way line and with lands of said Railroad Company,

North 14° 02' East, crossing the left descending bank of said River at 148 feet, more or less, in all 210.00 feet, to a point in the center of said River, being a point on a line of lands now or formerly owned by Janice F. Shelton; thence, leaving lands of said Railroad Company, and with lands of said Shelton, and with the center of said River, upstream, in a generally northeasterly direction, 517.13 feet, more or less, more particularly described by the following courses and distances:

South 73° 27' East 154.40 feet, North 76° 36' East 172.70 feet, North 59° 39' East 190.03 feet, to a corner common to lands now or formerly owned by John Smallman Cowden, and lands of the subject owner; thence, leaving the center of said River, and leaving lands of said Shelton, and with lands of said Cowden,

South 03° 41' East, crossing the left descending bank of said River at 75 feet, more or less, in all 690.00 feet, to a corner common to lands of said Cowden, lands of said Railroad Company, and lands of the subject owner; thence, leaving lands of said Cowden, and with lands of said Railroad Company,

South 56° 43' West 100.99 feet, to a point on said northerly right-of-way line, and continuing with lands of said Railroad Company, and with said right-of-way line, by a curve to the right, in a generally northwesterly direction, 664.80 feet, more or less, more particularly described by the following long chord:

North 47° 36' West 664.80 feet, to the place of beginning, containing 5.65 acres, more or less.

The bearings used herein are referenced to the Tennessee State Plane Coordinate System.

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Being the same property conveyed to John M. Ezzell by deed from James B. Ezzell and wife, Fannie M. Ezzell, dated July 10, 1934, and filed for record August 1, 1941 in Book 1166, Page 578, Register's Office for Davidson County, Tennessee.

This conveyance is made in consideration of Twenty thousand five hundred ($ 20,500) Dollars, cash in hand paid, the receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD the said tract or parcel of land to the said State of Tennessee for the use and benefit of the Department of Conservation forever. And JOHN M. EZZELL does covenant with the said State of Tennessee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

AND JOHN M. EZELL does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said tract or parcel of land to the said State of Tennessee against the lawful claims of all pe sons whomsoever.

Witness my hand this 14th day of JANUARY, 1975.

John M. Ezzell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Juanita Jones, a Notary Public in and for said County and State, the within named, John M. Ezzell, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

FELIX Z. DAVIDSON COUNTY, TENN. JAN 19 2 15 PM '75 IDENTIFICATION PRESENTED D 3 2 5 0 4

Witness my hand and official seal at Hendersonville, Tennessee, this 14th day of January, 1975.

NOTARY PUBLIC AT LARGE STATE

Notary Public

My Commission Expires September 5, 1976

Prepared by Harlan Martin, Atty. At Law
Box 676 Hendersonville, Tenn.
Harlan Martin