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BOOK 4990 PAGE 180

THIS INSTRUMENT PREPARED BY RAYMOND L. BARRETT, Clerk and Master CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, 402 COUNTY COURT HOUSE, NASHVILLE, TENNESSEE

THIS INDENTURE, Made the 12th day of January, A.D. 1976, between RAYMOND L. BARRETT, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and Young Edward Kimbrell and wife, Patricia Ann Kimbrell of Davidson County, State of Tennessee, parties of the Second part.

WITNESSETH, That a proposition for the purchase of the real estate hereinafter described, was submitted to said Court by said Young Edward Kimbrell, and wife, Patricia Ann Kimbrell, and by a decree of said Court in the cause of Jessie Sterry Adams, et al Complainants, and Charles Calvin Sterry, et al Defendant, Rule No. A-5021, and entered on page 241 of Minute Book No. 212 the said Court did approve and accept said proposition and sell said real estate including easement upon the terms thereof to the said Young Edward Kimbrell and wife, Patricia Ann Kimbrell for Fifty Thousand ($50,000.00) Dollars. And said consideration having been paid as required by the decree of aforesaid.

NOW, THEREFORE, in order to carry into effect said sale, in pursuance of said decree, and in consideration of the sum of Fifteen ($15.00) Dollars, paid to said Clerk and Master, the receipt of which is hereby acknowledged, the said RAYMOND L. BARRETT, as such Clerk and Master does hereby transfer and convey to the said Young Edward Kimbrell and wife, Patricia Ann Kimbrell and to their heirs and assigns forever, said parcel or tract of land, including easement hereinafter referred to, situated in the County of Davidson and State of Tennessee, and bounded and described as follows:

Buyer + Tax Bills
Young Edward Kimbrell etux
Jackman Road
Goodlettsville, Tenn

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 50,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF Jan 19 76
Deputy Register

A certain tract or parcel of land located in the Fourteenth Civil District of Davidson County, Tennessee, containing one hundred fourteen and 54/100 (114.54) acres, more or less, being all of that tract of land containing one hundred forty-eight (148) acres more or less which was conveyed to James Arthur Sterry, he being designated in the deed as J. A. Sterry, by deed dated June 2, 1936, from Joseph R. West, Clerk and Master of the Chancery Court of Davidson County, Tennessee, of record in Book 999, page 363, of the Register's Office for said county, except that portion thereof containing thirty-three and 46/100 (33.46) acres more or less which was by deed dated December 9, 1953, of record in Book 2242, page 146, of the Register's Office for said county, conveyed by James Arthur Sterry, he being designated therein as J. A. Sterry, to J. C. Sterry and wife, Charleen Sterry, in which said conveyance the said James Arthur Sterry reserved an easement over a private road on the property therein conveyed, all as set out in said deed.

The one hundred forty-eight (148) acres more or less tract which was conveyed to J. A. Sterry by deed from Joseph R. West, Clerk and Master of the Chancery Court of Davidson County, Tennessee, which is of record in Book 999, page 363, said Register's Office, is described as follows:

A tract of land consisting of one hundred forty-eight (148) acres more or less located in the Fourteenth Civil District of Davidson County, Tennessee, as per deed recorded in Book 231, page 147, said Register's Office, beginning at a white walnut and red bud tree in the west line of the Peter Knight home tract of land; running north with said line one hundred eighty-eight and one-half (188-1/2) poles to two bushes, a sugar tree and red bud; thence south 89-1/2° east one hundred (100) poles to marked pointers in the center of Sulphur Branch of Sycamore Creek; thence south 15° east thirteen and 6/10 (13.6) poles; thence south 10° east thirteen and 6/10 (13.6) poles, thence south 23° ten (10) poles; thence south 21° east twenty-one (21) poles; thence south 24° east twenty-seven and 3/4 (27-3/4) poles spanish oak and ash; thence south 82-1/2° west fifty-six (56) poles to a stake; thence south fifty-three (53) poles to a stake and pointer; thence west one hundred one (101) poles to the beginning.

The thirty-three and 46/100 (33.46) acres, a portion of the one hundred forty-eight (148) acres more or less tract hereinabove described, which was conveyed by the said James Arthur Sterry to J. C. Sterry and wife, Charleen Sterry, and the easement therein which was reserved to the said James Arthur Sterry, his heirs and assigns, in said deed dated December 9, 1953, of record in Book 2242, page 146, are described as follows:

Certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, beginning at an iron pin in H. J. Sterry's west boundary line seventy-one (71) feet north of center line of Jackman Road, and is the northeast corner of W. A. Jackman's property. Thence running due west one thousand six hundred sixty-six and 5/10 (1,666.5) feet following the north boundary line of W. A. Jackman's property to a stake, originally white walnut and red bud; thence turning and running due north eight hundred seventy-four and 5/10 (874.5) feet following the east boundary line of W. A. Jackman's property to a stake two (2) feet north of three (3) inch twin dogwoods; thence turning and running due east one thousand six hundred sixty-six and 5/10 (1,666.5) feet passing a six (6) inch cedar at one hundred thirty-one (131) feet, also crossing two (2) branches, crossing the first branch at three hundred eighty-one (381) feet, the second branch at one thousand two hundred ten (1,210) feet, also crossing J. A. Sterry's private road at one thousand four hundred twenty-five and 7/10 (1,425.7) feet, running to a stake, this stake being the northwest corner of H. J. Sterry's property thence running due south eight hundred seventy-four and 5/10 (874.5) feet with the west boundary line of H. J. Sterry's property to the beginning, containing thirty-three and 46/100 (33.46) acres. Said property is a part of J. A. Sterry's property located nine-tenths (0.9) miles east of the Nashville-Springfield Highway on Jackman Road and is in Fourteenth Civil District of Davidson County, State of Tennessee.

Being part of the property conveyed to J. A. Sterry by deed of Joseph R. West, Clerk and Master, by deed of record in Book 999, page 363, Register's Office for Davidson County, Tennessee.

There is reserved by the grantor from this conveyance, such reservation to be binding on the grantees herein, their heirs and assigns as a covenant running with the land, an easement for ingress and egress over a private road on the property herein conveyed running from the north line of said property to Jackman Road, and described according to a survey by C. J. Carney dated November 2, 1953, as follows: Beginning at the north line of the property herein conveyed at a point two hundred twenty and 8/10 (220.8) feet west of the northwest corner of said property, running thence south 15° 05' east twenty-five (25) feet; thence south 19° 10' east two hundred two and 2/10 (202.2) feet; thence south 1° 30' east two hundred four and 2/10 (204.2) feet; thence south 7° east to the south line of said property. It is agreed by the grantees that no gate shall be erected on said private road and the right of ingress and egress shall not be in any manner obstructed.

TO HAVE AND TO HOLD said real estate and easement, with all the hereditaments and appurtenances thereunto belonging, to the said Young Edward Kimbrell and wife, Patricia Ann Kimbrell and to their heirs and assigns forever.

In Witness Whereof, the said RAYMOND L. BARRETT, Clerk and Master as aforesaid, has hereunto set his hand the date first above written.

D 32902

FELIX A. LENCE REGISTER DAVIDSON COUNTY, TENN. JAN 21 10 22 AM '76

Raymond L. Barrett
CLERK AND MASTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

21%	CONV	90,000.00		
21%	S'TAX		S* 130.00	
21%	TNFEE		B* .50	
21%	W'DEED		B* 6.00	* 136.50

Personally appeared before me, L. S. CATO, a NOTARY PUBLIC in and for said County and State the withinnamed RAYMOND L. BARRETT, Clerk and Master, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 12th day of January, 1976.

NOTARY PUBLIC LEASHFORD DAVIDSON COUNTY, TENN.

Leander S. Cato
NOTARY PUBLIC

My commission expires January 29, 1978