M. 92-7
P. 234

M. 86 P. 98
M. 87 P. 16

Send Tax Bill To: Ron Harris, Trustee
1824 Murfreesboro Road
Nashville, Tenn. 37217

BOOK 4991 PAGE 347

PW 25-33

THIS DEED, made and entered into this 20th day of January, 1976, by and between Gary Haynes, acting as Trustee as hereinafter stated, party of the first part, and Ron Harris, Trustee, with full power to mortgage, sell or convey without the joinder of any beneficiary, parth of the second part;

WITNESSETH: That whereas, George Ewin, Jr. and wife, Sandy Ewin, executed to said Gary Haynes, Trustee upon the lands hereinafter described a deed of trust dated the 22nd day of May, 1973, and recorded in Book 4711, page 639 in the office of the Register of Davidson County, Tennessee; and whereas the indebtedness thereby secured being overdue and unpaid, and the holder of the said indebtedness having called upon the said Trustee to foreclose the said deed of trust, the said Trustee after due advertisement as required by law and the terms of the deed of trust offered said land for sale at the door of the Court House on the 16th day of January, 1976, when and where Ron Harris, Trustee, with full power to mortgage, sell or convey without the joinder of any beneficiary, became the last and highest bidder at the price of Nineteen Thousand ($19,000.00) Dollars.

NOW, THEREFORE, the said Gary Haynes, acting as Trustee as aforesaid, in consideration of the premises and of the said sum of Nineteen Thousand ($19,000.00) Dollars to him in hand paid, has bargained and sold and by these presents does bargain, sell and convey unto the said Ron Harris, Trustee with full power to mortgage, sell or convey without the joinder of any beneficiary, successor and assigns, the land sold as aforesaid, the same lying and being in the 4th Civil District of Davidson County, Tennessee, and more particularly described and bounded as follows:

TRACT NO. 1: Beginning at a stake, formerly B. F. Gleaves' northeast corner, and running the Gleaves' line

This deed was prepared by
Yost and Balthrop, Attorneys
Springfield, Tennessee

westwardly 53 poles and 13½ links to a stake at his corner in the same line; thence northwardly with the said Gleaves' line 14 poles and 20 links to a stake at formerly Dallas Evans' corner; thence northerly with Dallas Evans' line 104 poles to a stake in the center of the Dry Fork of Stoner's Creek; thence eastwardly with the meander of the said Dry Fork 17 poles and 5 links, running with the line of James Wright's heirs to the coner of the land of Moses T. Brooks' heirs; thence southwardly with the Brooks' crooked line 61 poles and 15 links to a poplar, it being the Brooks' southwest corner; thence Eastwardly 6 poles and 16 links to a stake, it being formerly W. J. Chandler's northwest corner; thence southwardly with said Chandler's line 75 poles and 16 links to the beginning, containing 26 acres, more or less and being the same property conveyed to George Ewin, by deed from Clerk and Master of record in Book 1298, page 16, Register's Office for said county.

TRACT NO. 2: A certain tract or parcel of land in the 4th Civil District of Davidson County, Tennessee, being Tract No. 1 in the Division of Rufus Wilson and Laura Evans land, described as follows:

Beginning at a stone the Northeast corner of Tract No. 1 which is also the ortheast corner of the original tract divided; thence North 87½ deg. West 88 poles to a stone the Northwest corner of Tract No. 1; thence 52½ deg. West 59.08 poles to Tract No. 2 of said Division 15.42 poles North of center of Dry Fork Creek; thence South 87½ deg. East 48 poles to a point the Northeast corner of Trac t No. 2; thence North 2½ deg. East 9/10 poles to a point; thence South 87½ deg. East 40 poles; to a point at the Southeast corner of Tract No. 1; thence North 2½ deg. East 57.10 poles to the beginning, containing 32 acres, and being the land conveyed to George Ewin and wife, Pearline Wilson Ewin, (now deceased), from William Wilson et al of record in Book 723, page 759, Register's Office for said County.

A right-of-way or easement for a road 16 feet wide is expressly made a part of this conveyance for ingress and egress as follows:

Beginning at the Southwest corner of Tract No. 1 and running South 2½ deg. West 15.42 poles over Tract No. 2 to the center and across Dry Fork Creek; thence along the south bank of said creek in a westerly and northwesterly direction to the Northwest corner of Tract No. 2; thence on and over the westerly end of Tract No. 2, South 2½ deg. West 29.08 poles to the Northwest corner of Tract No. 3; thence along the westerly end of Tract No. 3 South 2½ deg. West 28.92 poles; thence North 83 deg. West 20.60 poles to the Northeast corner of the Tract No. 4; and the on and over the north end of Tract No. 4, North 83 deg. West 39 poles to the Northwest corner of Tract No. 4 South 2½ deg. West 41 poles to the Southwest corner of Tract No. 4; and connecting at said point with a county road heretofore laid out leading to the central turnpike.

TRACT 3: Land in 4th Civil District of Davidson County, Tennessee, being part of the homestead and dower tract of land of the H. G. Steele property shown on the survey made by Lyle and Batts, County Surveyors, August 1896, and being Tracts Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 14, shown on the survey made by Stephen A. Draper, Surveyor, June 1, 1954, described together according to said Draper's survey, as follows:

Beginning at a point in center of Central Pike 334.5 feet easterly from the intersection of the center line of said Central Pike and the center line of New Hope Road, said point being the common corner of Tracts No. 10 and 11 on said Draper's survey; thence with the line between said Tracts No. 10 and 11, North 25 deg. and 28' West 660 feet to an iron pin, the northeast corner of said Tract No. 10; thence continuing with the western boundary line of said Tract No. 11 North 20 deg. and 20' West 282.3 feet to a cedar stump, the northwest corner of said Tract No. 11; thence North 3 deg. East 2139 feet to a stone and hackberry; thence North 87 deg. West 680 feet to a point 30 feet north of a water gap on Dry Fork Creek; thence South 3 deg. and 15' West 1249 feet; thence North 85 deg. West 1227 feet; thence South 3 deg. and 15' West 2457 feet to the center of said Central Pike; thence with the center of said Pike, South 77 deg. and 38' East 523.4 feet to the beginning of a curve; thence around said curve, having a radius of 1225.6 feet, northeasterly 815.6 feet; thence continuing with the center of said Pike, North 64 deg. and 32' East 1185 feet to the beginning, containing 128.38 acres, more or less, and being the same property conveyed to George Ewin and his heirs, by deed from Florence J. Mitchell, widow of James L. Johnson, Alene J. Sircy, Mamie C. Golden, James E. Johnson, Lewis E. Johnson, Herman D. Johnson and Johnnie Mae Wright, of record in Book 2282, page 417 in the office of the Register of Davidson County, Tennessee.

This conveyance is made subject to easement for private road on and across premises as set out in deed recorded in Book 221, page 384, said Register's Office.

TRACT NO. 4: Lot No. 21 in J. H. Harding's Subdivision of Lot No. 6 on the Plan of the Elizabeth Harding Lytle Tract, as of record in Book 161, page 11, in the Register's Office for Davidson County, Tennessee.

Said lot No. 21, fronts 50 feet on the easterly side of St. Charles Street, and runs back between parallel lines 125 feet to an alley and being the same property conveyed to George Ewin, Sr. by deed dated October 4, 1962, from Frank M. Newman, Trustee of a Vendor's lien note whereby the property was conveyed to Frank M. Newman as Trustee to secure the payment of a note which default arose,making it necessary for the Trustee to exercise his responsibility. Said deed being recorded in Book 3436, page 446, in the Register's Office for Davidson County, Tennessee.

The said George Ewin, Sr., a single man, died intestate in 1973, survived by three children, the said George Ewin, Jr. being one of the three surviving heirs of George Ewin, Sr.

TO HAVE AND TO HOLD said lands and premises, together with all privileges and appurtenances thereunto belonging, to him the said party of the second part and his successor and assigns in as fully and amply a manner as the said Trustee has power to convey the same.

In testimony whereof, said Gary Haynes acting as Trustee as hereinabove stated, has hereunto set his signature the day and year first above written.

Gary Haynes, Trustee

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STATE OF TENNESSEE,)
)
ROBERTSON COUNTY.)

Personally appeared before me, Dorothy B. Head, a Notary Public in and for said county and state, the within named, Gary Haynes, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within deed instrument for the purposes therein contained.

Witness my hand and seal of office, this 26th day of January, 1976, at Springfield, Robertson County, Tennessee.

Dorothy B. Head
Notary Public

My commission expires: January 24, 1979.

STATE OF TENNESSEE,)
)
DAVIDSON COUNTY.)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is treater, is $19,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the ____ day of January, 1976.

Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 19,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF Jan. 19 76.
Deputy Register

JAN 26 9 AM 1976
FELIX Z. WHITE
DAVIDSON COUNTY, TENN.

IDENTIFICATION

D 33451

JAN26	CONV	19,000.00			
JAN26	S'TAX		B*	49.40	
JAN26	PR'FEE		B*	.50	
JAN26	W'DEED		B*	8.00	* 57.90