BK 4938 PG 973

FROM: Fred J. Cobb, Sr., and Ronnie Donoho

TO: Tommy H. Huff

This instrument prepared by:

Geo. H. Cate, Attorney
510 Stahlman Building
Nashville, Tennessee 37201

Address New Owner as Follows:

Tommy H. Huff
1314 Woodland St.
Nashville, Tn. 37206

Send Tax Bills To:

Same

Map-Parcel Numbers

12D 82275
40-91
40-88

(FOR REGISTER'S USE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,000 ℄

Affiant

Subscribed and sworn to before me this 11℄ day of February, 1976.

Notary Public

My Comm. Expires: My Commission Expires July 19, 1978

FOR AND IN CONSIDERATION of the sum of Twenty-Five Thousand ($25,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, and in further consideration Grantee, Tommy H. Huff, assumes and agrees to pay the present balance of $9098.36 of a promissory note bearing date of September 16, 1974, payable to Edward F. Dunn and wife, Agnes B. Dunn, said note being secured by a Trust Deed on Parcel No. 2 described herein,

we, Fred J. Cobb, Sr., and wife, Jessie B. Cobb, and Ronnie Donoho, a single person, have bargained and sold, and by these presents do transfer and convey unto the said Tommy H. Huff, his heirs and assigns two tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit: Both parcels of land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee.

PARCEL NO. 1. Beginning at a ½" water pipe in the ground the N. E. corner of Rowe's property and the N. W. corner of Smith's property and a point in Hasslock's South boundary line at the apex of a old fence around the Rowe's property on the top of the hill; thence with Hasslock's South line N 86 Deg 30 Min E 652.1 feet to a iron pin on the West side of a hill near a 18" hickory tree (the most southern corner of the Bennett property), thence S 88 Deg E 1320.0 feet with Cone's South line crossing a hollow and on the south side of a hill to a iron pin with blazed pointers, thence S 3 Deg 30 Min W 1520.9 feet crossing hollow up the West side of hill and crossing the Old Ridge Road at 1200 feet a large 3' x 4' rock on the North side of road and a 18" black gum tree on South side of road and down hill to a old fence line 1520.9 feet total distance to a iron pin in fence line, thence N 86 Deg 12 Min W with old fence line for 721.8 feet to a iron pin at the base of a large oak tree in B. Lerke North line, thence with the

old fence line for the next 6 calls: N 82 Deg 38 Min W 252.75 feet to a 10" oak tree, thence S 80 Deg 56 Min W 62.78 feet to a stake, thence S 66 Deg 36 Min W 68.92 feet to a stake, thence S 53 Deg 07 Min W 51.12 feet to a stake, thence S 48 Deg 03 Min W 122.33 feet to a stake, thence S 36 Deg 09 Min W 254.52 feet to a stake, thence S 44 Deg 25 Min W 329.63 feet to a stake in a stacked pile of rocks 44 feet NW of a 40 inch oak tree and 53 feet N.E. from a large hickory tree in fence line with a iron pin at the base (old fence generally the line) thence leaving the rock pile down hill and crossing the hollow N 30 Deg W 445.5 feet to a iron water pipe and aluminum pipe with disc stating "Dunn's S.E. corner surveyed in 1938", thence with Dunn's & Rowe's line after crossing the creek and old fence line N 2 Deg 10 Min W (500 feet to Dunn's N.E. corner in creek) in all 1656.2 feet to a iron pipe the point of beginning containing 69.86 +/-acres.

Being the same property conveyed to Ronnie Donoho and Fred J. Cobb, Sr., by deed from Sallie Frances Jackson Smith and Amanda O. Jackson dated August 29th, 1974 and recorded in Deed Book 4848, Pages 695-6-7, Register's Office for Davidson County, Tennessee.

PARCEL NO. 2: Beginning at a iron nail in the center line of Knight Road, thence leaving the road with new survey line severing Dunn's property N 68 Deg E 300.0 feet to a iron stake, thence East 600.0 feet to a iron stake at base of small bluff, thence North (downhill) 250.0 feet to the center line of creek (a iron stake reference to corner setback 16 feet from center line), thence with calls from survey by G. W. Watkins dated 14 February 1951 up the general center line of creek unless otherwise described S 87 Deg 30 Min E 29 feet to point where a lane emerges from creek, thence with the C/L of lane N 76 Deg E 123 feet to the east bank of creek, thence with C/L lane N 85 Deg 45 Min East 132 feet, thence S 63 Deg 15 Min E 178 feet to the center of creek, thence N 87 Deg 45 Min E 432 feet with C/L creek, thence S 81 Deg 30 Min E 214 feet to a point in creek (formerly the westerly line of the Cue Hamilton property, thence leaving the creek and uphill S 2 Deg 10 Min E 503 feet to a iron pipe and metal disc set stating Dunn's S.E. corner, thence N 88 Deg 30 Min W 1963 feet to the center line of Knight Road, thence N 10 Deg 45 Min W 123 feet to point, thence N 21 Deg W 37.4 feet to nail point of beginning, containing 18.8 +/-acres.

Being the same property conveyed to Ronnie Donoho and Fred J. Cobb, Sr., by deed from Edward F. Dunn and wife, Agnes B. Dunn, dated September 16th, 1974, and recorded in Deed Book 4852, Pages 974-5, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Tommy H. Huff, his heirs and assigns, forever.

And we do covenant with the said Tommy H. Huff that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as stated herein. 1976 Metro taxes to be prorated.

And we, Ronnie Donoho and Fred J. Cobb, Sr., do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Tommy H. Huff, his heirs and assigns against the lawful claims of all persons whomsover.

WITNESS our hands this 11th day of February, 1976.

Ronnie Donoho

Fred J Cobb

Jessie B Cobb

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, Geo. W. Cate, a Notary Public in and for said County and State, the within named Fred J. Cobb, Sr., and wife, Jessie B. Cobb, and Ronnie Donoho, a single person, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, 1976.

Geo. W. Cate

Notary Public

My Commission Expires: My Commission Expires July 19, 1978

D 37097

IDENTIF. REFERENCE

FEB 23 1 57 PM '76

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FEB23'76	CONV	25,000.00			
FEB23'76 S'TAX			B*	65.00	
FEB23'76 PR'FEE			B*	.50	
FEB23'76	W'DEED		B*	6.00	* 71.50