Send Tax Bills:
Phillip M. Loughrey
786 Myhr
Nashville, Tenn. 37209

Map Parcel No.
8D30400-Map 100
Par. 12-120.84

BOOK 5016 PAGE 977

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM of TEN DOLLARS ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, ROWENA H. O'BRIEN, unmarried, have this day bargained and sold and by these presents do transfer and convey unto PHILLIP M. LOUGHREY AND WIFE, SUZANNE B. LOUGHREY, their heirs and assigns forever, the following described property, towit:

Tract No. 4:
A tract of land in the Eighth Civil District of Davidson County, Tennessee and more particularly described as follows: This land is situated on the east and west sides of the existing Indian Creek Road. The west part of the tract begins at a metal fence post, same being 726.80 feet along the west side of the existing Indian Creek Road south of Cobb's south property line, thence along the side of the said existing road S. 8 degrees 21' E., 69.32 feet to a point, thence on a curve with a radius of 1989.50 feet for a distance of 130.68 feet to a metal post, thence leaving the side of said road N. 89 degrees 31' W, 1154.31 feet to a metal post, thence N. 3 degrees 50' W., 198.91 feet to a metal post, thence S. 89 degrees 31' E., 1142.84 feet to the point of beginning of the west part of the tract. The east part of the tract begins at a metal fence post on the east side of the existing Indian Creek Road, same being S. 89 degrees 31' E., 50 feet from the southeast corner of the west part of the tract, thence along the east side of said road on a curve with a radius of 2039.50 feet for a distance of 138.40 feet to a point, thence N. 8 degrees 21' W. 61.55 feet to a metal post, thence leaving the existing road S. 89 degrees 31' E., 382.64 feet to a metal post, thence S. 12 degrees 43' E. 203.73 feet to a metal post, thence N. 89 degrees 31' W., 403.12 feet to the point of beginning of the east part of the tract. The combined area for this property is 7.0 acres, more or less. Included in this description but excluded from this conveyance is a 50 foot rightofway as set forth in Davidson County Project #8BX, dated 12/7/44, for a proposed new road. This description is according to a survey made March 9, 1976 by Dewayne Caldwell.

Tract No 5:
A tract of land in the Eighth Civil District of Davidson County, Tennessee and more particularly described as follows: This land is situated on the east and west sides of the existing Indian Creek Road. The west part of the tract begins at a metal fence post, same being 926.80 feet along the west side of the existing Indian Creek Road south of Cobb's south property line, thence along the side of the said existing road on a curve with a radius of 1989.50 feet for a distance of 175.90 feet to a point thence S. 0 degrees 29' W, 24.10 feet to a metal fence post, thence leaving the existing road N. 89 degrees 31' W., 1146.99 feet to a metal post, thence N. 3 degrees 50' W., 200.35 feet to a metal post, thence S. 89 degrees 31' E., 1154.31 feet to the beginning of the west part of the tract. The east part of the tract

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HENDERSONVILLE, TENN.

This instrument was prepared by:
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Hendersonville, Tenn. 37075

begins at a metal fence post on the east side of the existing Indian Creek Road, same being S. 89 degrees 31' E., 50' from the southeast corner of the west part of the tract, thence along the east side of said road N. 0 degrees 29' E., 24.10 feet to a point, thence on a curve with a radius of 2039.50 feet for a distance of 175.89 feet to a metal post, thence leaving said road S. 89 degrees 31' E., 403.12 feet to a metal post, thence S. 12 degrees 43' E., 205.20 feet to a metal post, thence N. 89 degrees 31' W., 442.41 feet to the point of beginning of the east part of the tract. The combined area of this property is 7.2 acres, more or less. Included in this description but excluded from this conveyance is a 50 foot rightofway as set forth in Davidson County Project # 8BX, dated 12/7/44, for a proposed new road. This description is according to a survey made March 9, 1976 by Dewayne Caldwell.

Tract No. 6:
A tract of land in the Eighth Civil District of Davidson County, Tennessee and more particularly described as follows: Beginning at a metal fence post, same being on the west side of the existing Indian Creek Road and also being 1126.80 feet along the west side of the existing Indian Creek Road south of Cobb's south property line, thence along the existing road S 0 degrees 29' W, 250.00 feet to a metal post, thence leaving the existing road N 89 degrees 31' W, 1128.10 feet to a metal post, thence N 3 degrees 50' W, 250.71 feet to a metal post, thence S 89 degrees 31' E, 1146.99 feet to the point of beginning, containing 6.5 acres, more or less, according to a survey dated March 9, 1976 by Dewayne Caldwell. Included in this description but excluded from this conveyance is a 50 foot rightofway as set forth in Davidson County Project Number 8BX, dated 12/7/44.

Being a part of the same property conveyed to Rowena H. O'Brien by Final Decree of the Circuit Court of Davidson County, Tennessee, as of record in Book 2698, Page 625, Register's Office for Davidson County, Tennessee.

SAID PROPERTY IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. Mobile homes or any temporary living quarters shall not be allowed on this property.
2. Any home constructed shall be no less than 1000sq. ft. living area on the ground level.
3. Inoperable vehicles of any kind shall not be allowed on this property and will be towed away at owners expense.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the Grantee that he is lawful seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTOR further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.

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IDENTIF. REFERENCE

APR 20 12 18 PM '76
FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this the 13 day of March, 1976.

Rowena H. O'Brien
ROWENA H. O'BRIEN

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named ROWENA H. O'BRIEN, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal Nashville, Tennessee, this the 13 day of March, 1976.

J. SIMPKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires:
2-7-78

APR 20 76	CONV	30,000.00		
APR 20 76	S'TAX		* 78.00	
APR 20 76	PR'FEE		* .50	
APR 20 76	D'DEED		* 6.00	* 84.50

STATE OF TENNESSEE, SUMNER COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant

Subcribed and sworn to before me this the 13 day of March, 19 76

J. SIMPKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires
2.7.78

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.