Map-14-
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Send Tax Bill To: Springfield Production Credit Association
Springfield, Tennessee

BOOK 5031 PAGE 740 Bk 818

THIS DEED, made and entered into by and between Gary Haynes, acting as Trustee, hereinafter called the grantor, to Springfield Production Credit Association, an organization created and existing under an Act of Congress with its principal office at Springfield, Tennessee, hereinafter called the grantee;

WITNESSETH: That, whereas, J. Howard Johnson, Jr., an unmarried man, executed to said Gary Haynes, Trustee upon the land hereinafter described, a deed of trust dated the 16th day of May, 1974, and recorded in Land Mortgage Book 4817, page 664, 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 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 14th day of May, 1976, when and where Springfield Production Credit Association became the last and highest bidder at the price of Sixty-Five Thousand ($65,000.00) Dollars, and subject to a prior lien, the present balance thereon being $93,326.81 payable to Thomas L. Bush and Guy P. McFarland.

NOW, THEREFORE, the said Gary Haynes, Acting as Trustee as aforesaid, in consideration of the premises and of the said sum of Sixty-Five Thousand ($65,000.00) Dollars to him in hand paid, has bargained and sold and by these presents does bargain, sell and convey unto the said Springfield Production Credit Association, successor and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, State of Tennessee, in the 14th Civil District, amd more particularly described and bounded as follows:

TRACT NO. 1: Being Parts of Tracts No. 10, 30 and 32 on the Map of the Nance & Garrett's Lands, as of record in Plan Book 2, page 62, of the Chancery Court at Nashville

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

and described according to a survey made by Z. J. Wilkinson, Surveyor, December 9, 1937, as follows:

Beginning at a point in the center line of the Old Nashville and Clarksville Road at the West edge of a culvert crossing the same; thence North 73 deg. East with the center of said Road 264 feet to a point; thence North 85 deg. East, with the center of the Old Nashville and Clarksville Road, and crossing the south margin of the new State Highway No. 112, 310 feet more or less, to a point; thence North 89 deg. East, with the center of the Old Nashville and Clarksville Road 231 feet to a point in the center of New State Highway No. 112; thence South 73 deg. East with the center of the Old Nashville and Clarksville Road, crossing the south margin of the New State Highway No. 112, 462 feet to a point, the Southeast corner of a 8.50 acre tract conveyed to D. J. Johns, Jr., by deed from Lucinda Cole Ready, by deed of record in Deed Book 454, page 669, of the Register's Office for said County, the Southwest corner of a 90 3/4 acre tract conveyed to A. M. Binkley et al, by deed from Henry McMunn and wife, of record in Book 497, page 341, Register's Office for said County; thence North 3 deg. East with the center of a 10 foot roadway and with Binkley' west line, crossing the dividing line between the said Binkley property and a 172.114 acre tracr conveyed to C. B. Bidwell, et al, of record in Book 435, page 523, of the Register's Office for said County, 2214 feet to a stone, Bidwell's Northwest corner; thence North 87 deg. West 1110 feet to a stone, the northeast corner of a 55.9 acre tract conveyed to B. F. Binkley, et al by deed from D. J. Johns and wife, of record in Book 838, page 226, of the Register's office for said County; thence South 3 deg. West with Binkley's east line 2237.4 feet to a stone, Binkley's southeast corner; thence North 87 deg. the northeast corner of a 63.529 acre tract surveyed to A. H. Douglas by deed from A. S. E. Douglas and wife, of record in Book 1001, page 223, of the Register's Office for said County; thence North 87 deg. 30' West with the north line of the said Douglas Property and the north line of the A. S. F. Douglas 57.870 acres tract, 1685.5 feet to a stone, the southeast corner of the property conveyed to W. J. Merritt by deed of record in Book 682, page 358 of the Register's Office for said County; thence North 4 deg. 20' East with Merritt's east line, 2040 feet to an iron pin, the southwest corner of a 33½ acre tract, conveyed to Cleve Baxter, by deed from D. J. Johns and wife, of record in Book 597, page 387, Register's Office for said County; thence South 87 deg. 30' East with Baxter's south line, 1638 feet to a stone, Baxter's southeast corner, the west line of the above mentioned B. F. Binkley, et al 55.9 acre tract; thence South 3 deg. West crossing the common corner of the B. F. Binkley et al 55.9 acre tract; and the A. H. Douglas 63.529 acre tract and the D. J. Johns, Jr. 190 acres and 38 poles tract, and the D. J. Johns 77.77 acre tract, 4680 feet to an iron pin, the northwest corner of the J. O. Copeland, now H. Felts 40 acre tract, a corner of the C. B. Bidwell property, said iron pin being 240 feet south of the southeast corner of theA. H. Douglas 63.529 acre tract; thence South 87 deg. east, with Copeland, now felts north line, 660 feet to an iron pin, Copeland, now Felts northeast corner; thence South 4 deg. 15' East, with Copeland, now Felts, east line, 2270 feet to the point of geginning, containing 338.78 acres, more or less, including but excluding the right of way of the New State Highway No. 112, crossing the most southerly part of the above described property.

TRACT NO. 2: Beginning at a stake 1½ feet west of a large oak log, the corner of Tracts No. 1, 2, 3, and 4, 3 red oak and 1 white maple pointers; thence North 2½ deg. East 135.6 poles to a stake on the side of a hill, with 2 red oak and post oak pointers, the Northwest corner of Tract No. 3; thence North 87½ deg. West passing a post oak old corner at 63 poles, in all 66 poles to a stone under a beech log, old pointers all down, A. S. F. Douglas northeast corner, also the corners of Tracts No. 1 and 6; thence South 87½ deg. East 66 poles to the beginning, containing 55.9 acres.

EXCLUSION: INCLUDED in the above-described property but expressly excluded from this conveyance is the property conveyed to the State of Tennessee by deed from Thomas L. Bush and Guy McFarland of record in Deed Book 4550, page 611, Register's office for said County.

The following described 122.80 acres is excluded from this conveyance:

Beginning at a point on the northerly margin of the New State Highway No. 112 (Clarksville Pike). Said point being North 75 deg. 24' 12" West 55 feet from an existing State Highway Monument at highway station 646 + 25 and also being North 75 deg. 24' 12" West 535 feet, more or less, from the center line of Old Clarksville Pike, thence with the northerly margin of New State Highway No. 112, North 75 deg. 24' 12" West a distance of 1179.90 feet to a point at highway state 658 + 60, thence with an off set in the northerly margin of Highway No. 112, North 14 deg. 35' 48" East, a distance of 10 feet to a point, thence: continuing with the northerly margin, of Highway 112, North 75 deg. 24' 12" West, a distance of 80.80 feet to a point at the southeasterly corner of Syl V. Chance property as of record in Deed Book 4637, page 7, R. O. D. C., Tennessee, thence; with a line between the herein described property and the properties of Chance, Parrish & Gillespie, North 0 deg. 09' 32" East 2025.10' to an iron pin by others, thence; with the northerly line of Joe F. Gillespie Property as of record in Deed Book 2806, page 371, R. O. D. C., Tennessee, North 83 deg. 50' 14" West, a distance of 656.90 feet to an old car axel by others, said point being the northwesterly corner of Gillespie and being in the easterly line of the Dale Property as of record in Deed Book 4626, page 137 R.O. D. C., Tennessee, thence; with the easterly line of Dale & Douglas Properties North 7 deg. 48' 05" East, a distance of 1571.40 feet to a point in the southerly margin of Interstate I-24, thence; with the southerly margin of Interstate I-24 South 60 deg. 40' 30" East a distance of 1494.40 feet to a hub set by the Tennessee State Highway Department at Highway Station 76 + 77, thence; continuing with the southerly margin of I-24, South 62 deg. 11' 17" East, a distance of 839.10 feet to a stake set by Highway Department, said stake being in the westerly line of Learton Binkley property as of record in Deed Book 3164, page 313, R. O. D. C., Tennessee and also being the northeasterly corner of the herein described property thence; with the westerly line of said Binkley property, South 7 deg. 50' 33" West a distance of 2883.40 feet to the point of beginning and containing 122.80 acres and being part of the same property conveyed to J. Howard Johnson, Jr., by deed from Guy McFarland and Thomas L. Bush of record in Book 4801, page 106, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, said lands and premises, together with all privileges and appurtenances thereunto belonging, to it the said grantee, successors and assigns, in as full and ample 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 signautre on this 21st day of May, 1976.

Gary Haynes

Gary Haynes, Trustee

STATE OF TENNESSEE,)
)
ROBERTSON COUNTY.)

Personally appeared before me, the undersigned, 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 21st day of May, 1976, at Springfield, Robertson County, Tennessee.

Notary Public

My commission expires: 11-2-76.

STATE OF TENNESSEE,)
)
ROBERTSON 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 greater, is $65,000.00, 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.

Gary Haynes

Affiant

Subscribed and sworn to before me this the 4th day of ~~May~~ JUNE, 1976.

JUN-4 Clerk. 65,000.00 8.00 * 8.00

" W.D.

Notary Public or Register

8.00 8.00

652103

IDENTIFICATION REFERENCE

JUN 4 9 49 AM '76

REGISTER DAVIDSON COUNTY, TENN.