WARRANTY DEED OF EXCHANGE

BOOK 5035 PAGE 845 (2)

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

W. DOUGLAS MAYNARD

TO

CECIL D. BRANSTETTER

For draftsman's use

This instrument prepared by:

Ervin M. Entrekin, Attorney
26th Floor
First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil D. Branstetter (NAME)	SAME (NAME)	141
200 Church Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	41
Nashville, Tennessee 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pt

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUN 16 2 00 PM '76

FELIX Z. ... REGISTER DAVIDSON COUNTY, TENN.

D 5 4 0 3 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ None

Cecil D Branstetter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 1976

Notary Public

MY COMMISSION EXPIRES: Mar. 24, 1977

(AFFIX SEAL)

For and in Consideration of the sum of -- No Cash DOLLARS,
but solely in an exchange for like kind property within the meaning of Section 1031 of the Internal Revenue Code of 1954 which like kind property is more particularly described in Warranty Deed of Exchange executed and delivered simultaneously herewith,

I, W. DOUGLAS MAYNARD,

have bargained and sold, and by these presents do transfer and convey unto the said CECIL D. BRANSTETTER, his heirs, representatives and assigns

all my right, title and interest, being an undivided one-third (1/3) interest, in and to certain real estate lying in the 9th Civil District of Davidson County, Tennessee as more fully hereinafter set forth in Exhibit "A" which is attached hereto and incorporated herein by reference.

Being the same real property acquired as to an undivided one-half (1/2) of said undivided one-third interest by deed of Thomas E. Watts, Jr., Administrator of the Estate of Caillouette, deceased, of record in Book 4786, page 988, Register's Office for Davidson County, Tennessee and as to the remaining undivided one-half of said undivided one-third interest by deed of Carl D. Storey, Jr., which deed is recorded in Book ______, page ______, said Register's Office.

Jean C. Maynard, wife of W. Douglas Maynard, joins in the execution of this Deed for the purpose of releasing and quitclaiming any and all rights which she may have in the property.

JUN 16 MISC B* 6.00 * 6.00

CONT'D NEXT PAGE

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This is { unimproved / improved } property, known as ..... (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cecil D. Branstetter, his heirs, representatives and assigns ~~heirs and assigns~~ forever.

And I do covenant with the said Cecil D. Branstetter that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, W. Douglas Maynard do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Cecil D. Branstetter, his heirs representatives ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of June, 19 76

W. Douglas Maynard
W. DOUGLAS MAYNARD

Jean C. Maynard
JEAN C. MAYNARD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Winfred S. Evans, a Notary Public in and for said County and State, the within named W. DOUGLAS MAYNARD and wife, JEAN C. MAYNARD the bargainor, 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, Tennessee, this 10th day of June, 1976.

Winfred S. Evans, Notary Public.

WINFRED S. EVANS NOTARY PUBLIC DAVIDSON

Commission expires My Commission Expires May 3, 1980.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....

EXHIBIT "A"

Land in the Ninth Civil District of Davidson County, Tennessee, beginning at a point in Poplar Creek Road in the common line between the subject parcel and the Herndon tract, marked by a railroad spike; thence South 50°5' West 83.97 feet to a point; thence South 39°48' West 124.89 feet to a P.K. Nail and Flat Washer; thence North 88°58' West 521.52 feet to a 48 inch Beech Tree in a fence corner; thence North 2°36' East 3,029.09 feet to a 24 inch Red Oak Tree in the margin of the Harpeth River; thence continuing 210 feet into said river to a point; thence North 21°14' East 766.32 to a point in the Harpeth River; thence North 41°52' East 273.34 feet to a point in the Harpeth River; thence North 41°40' East 1,730.61 feet to a point in the Harpeth River; thence North 78°23' East 346.02 feet to a point in the Harpeth River; thence South 46°46' East 760.22 feet to a point; thence South 54°44' East 526.28 feet to a point; thence South 59°44' East 548.48 feet to a point; thence South 61°18' East 514.63 feet to a point; thence South 85°30' East 369.58 feet to a point; thence South 1°22' East 100 feet to a point in the margin of the Harpeth River; thence South 1°22' East 745.61 feet to a fence corner; thence South 87°25' West 316.38 feet to a fence corner; thence South 2°38' East 744.68 feet along the Westerly margin of a road to a point; thence North 85°21' West 1,419.35 to an 18 inch Hackberry Tree in a fence corner; thence 75°50' West 1,945.97 feet to an existing fence corner; thence South 3°42' West 1,929.61 feet to the point of beginning, and containing 233.39 acres more or less.

Subject however, to two certain T.V.A. Easements of record in Book 4136 at Page 525, and in Book 4279 at Page 731, in each case Register's Office for Davidson County, Tennessee.

Conveyed herein also is the Grantor's interest in an easement, a minimum of 50 feet and no less width than that property owned by the Grantors, that provides ingress and egress from Poplar Creek Road bounded on the northerly side of Poplar Creek Road 50 feet and on the east line of the Adkinson Property and the Abernathy property and on the west line of the Griffin farm which are now owned by Walter Williams for a constant width of 50 feet. Further the Grantors grant any and all interest reversionary and with part of any said property.