Buyer + tax bills
James E. Rice
Box 89
Smithville, Tenn. 37166

M.77
P.27
PW

DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, and for the further assumption of certain indebtedness due on the property hereinafter described, I, MILLARD V. OAKLEY, do hereby sell, assign, transfer and convey unto JAMES E. RICE of Smithville, Tennessee, my undivided one-half interest in and to a tract of land in the Eighth Civil District of Davidson County, Tennessee on River Road, bound and described as follows:

TRACT NO. 1: Being Tract No. 1 on the survey of the W. J. Hailey (formerly Dozier) farm and described according to a survey made by Z. J. Wilkinson, Surveyor, dated October 6, 1943, as follows:
Beginning at a corner in the center of River Road, being the common corner of Tracts 1 and 3 on said survey; thence with the fence, north 86° 15' west 95.5 poles to a locust; thence south 73° west 2 poles to a walnut; thence north 85° west 9 poles to a hickory; thence south 72° west 1.7 poles to a hickory; thence south 61° 30' west 4.8 poles to a snag; thence south 75° west 1.7 poles to an oak; thence south 88° west 6.8 poles to a hickory; thence south 77° west 14.5 poles to an oak; thence south 37° 30' west 11.5 poles to a 28-inch oak; thence south 13° west 18 poles to a 24-inch oak; thence south 1° east 9.4 poles to a burnt snag; thence south 9° west 11 poles to a 36-inch oak; thence south 29° west 4.5 poles to a 36-inch oak; thence south 12° west 10.6 poles to a stake; thence south 23° west 2 poles to an oak; thence south 60° west 3.6 poles to a stake; thence south 78° 30' west 15 poles to a stake; thence south 60° west 13 poles to a 36-inch beech; thence south 68° west 11.5 poles to a 6-inch hickory; thence north 80° west 8.6 poles to a dead chestnut; thence south 85° west 2 poles to a hickory; thence south 63° west 12.8 poles to a 12-inch black oak; thence south 54° west 1.5 poles to a stake; thence south 76° west 6 poles to a stake; thence north 88° west 13.6 poles to a stake; thence north 63° west 2.8 poles to a 30-inch oak; thence north 75° west 10 poles to a stake; thence north 88° west 4.6 poles to a 36-inch oak; thence south 78° west 4 poles to a stake; thence south 83° west 12.8 poles to a 30-inch black gum; thence south 62° west 12.5 poles to a 20-inch oak; thence south 67° west 18 poles to a hickory; thence south 61° west 6 poles to a stake; thence south 37° west 5.5 poles to a hickory; thence south 23° west 26.2 poles to a 40-inch oak; thence south 37° west 7.6 poles to a 36-inch oak; thence south 47° west 7.6 poles to a hickory; thence south 58° west 4.6 poles to a 28-inch oak; thence south 69° west 11.5 poles to a gum; thence south 89° west 2 poles to a 24-inch white oak; thence south 75° west 12.8 poles to a burnt snag; thence south 43° west 10.7 poles to an oak; thence south 28° west 6.6 poles to an oak; thence south 51° 30' west 4 poles to an oak; thence south 76° west 11.5 poles to a 14-inch white oak; thence south 68° west 5.6 poles to a hickory; thence south 56° west 8 poles to an oak; thence south 32° west 2.4 poles to a stake; thence south 50° 30' west 10.3 poles to a hickory; thence north 80° west 4.6 poles to an oak with dead top; thence north 68° west 20.2 poles to a burnt stump; thence south 33° west 11 poles to an oak; thence south 35° west 4.6 poles to a fence corner; thence south 1° west 21.5 poles to a 24-inch oak; thence south 40° west 17.3 poles to an oak; thence south 3° east 18 poles to a 6-inch white oak; thence south 6° west 11 poles to a stump; thence south 37° west 21 poles to an 18-inch oak; thence south 22° west 32.3 poles to chestnut oak; thence south 67° west 4 poles to a burnt snag; thence south 76° west 19.7 poles to a black gum; thence south 36° west 28 poles to a burnt stump; thence south 10° west 26 poles to a blazed oak; thence south 1° east 2 poles to the common corner of Tracts Nos. 2 and 1 on said survey; thence with the dividing line between Tracts Nos. 2 and 1, north 68° east 432 poles to a stake in the west margin of a lane; thence continuing with the dividing line between Tracts Nos. 1 and 2 and with the fence north 62° east 10 poles to a stake; thence north

prepared by:
Doug Hodges, Atty
Smithville, Tenn 37166

55° east 55 poles to a stake; thence north 59° 30' east 16 poles to a stake; thence north 48° east 50 poles to a stake; thence north 60° east 24 poles to a stake in the east margin of an old road; thence north 49° east 18 poles to a point in the center of River Road and being the common corner of Tracts Nos. 1 and 2 on said survey; thence with the center of River Road, north 21° west 30.3 poles; thence north 13° west 36.4 poles; thence north 23° 45' west 31.5 poles to the point of beginning, containing 457.6 acres, more or less.

TRACT NO. 2: Being Tract No. 2 on the survey of the W. J. Hailey (formerly Dozier) farm and described according to a survey made by Z. J. Wilkinson, Surveyor, dated October 6, 1943, as follows:
Beginning at a point in the center of River Road at the common southerly corner of Tracts 2 and 3 on said survey; thence with the center of River Road, north 14° west 25 poles; thence north 27° 30' west 30.3 poles; thence north 41° west 24.24 poles; thence north 37° 30' west 18.2 poles; thence north 30° west 24.24 poles to the common corner of Tracts 1 and 2; thence with the dividing line between Tracts 1 and 2 and with a fence, south 49° west 18 poles to a stake in the east margin of an old road; thence south 60° west 24 poles to a stake; thence south 48° west 50 poles to a stake; thence south 59° 30' west 16 poles to a stake; thence south 55° west 55 poles to a stake; thence south 62° west 10 poles to a stake in the west margin of a lane; thence south 68° west 432 poles to a stake in the common corner of Tracts 1 and 2 on said survey; thence south 1° east 7 poles to a 36-inch oak; thence south 18° east 22.4 poles to a hickory; thence south 30° east 13.3 poles to two dogwoods; thence south 36° east 6 poles to a dead hickory; thence south 39° east 10.4 poles to a 36-inch oak; thence south 52° 30' east 10.3 poles to an oak; thence south 37° 30' east 20.8 poles to a hickory; thence south 56° east 19.4 poles to an oak; thence south 73° east 6.7 poles to an oak; thence south 84° east 5.4 poles to a 36-inch oak; thence north 18° east 15.6 poles to a 24-inch oak; thence north 25° east 6.4 poles to a 5-inch locust; thence north 45° east 8.2 poles to a 16-inch white oak; thence north 60° east 20.7 poles to a 26-inch oak; thence north 41° 30' east 4.4 poles to an oak; thence north 18° 30' east 5.8 poles to an oak; thence north 28° east 5.5 poles to a stake; thence north 50° east 10.7 poles to twin hickories; thence north 60° east 13.3 poles to an oak; thence north 86° east 12.2 poles to a stake; thence north 75° east 12 poles to twin oak trees; thence north 88° east 4 poles to a post; thence south 40° east 19 poles to twin hickory trees; thence north 88° east 18 poles to triple oaks; thence south 78° east 15.3 poles to a dead walnut; thence north 75° east 17 poles to an oak; thence north 26° 30' east 22 poles to a 30-inch white oak; thence north 11° east 11 poles to a hickory; thence with the ridge dividing the heads of two hollows, north 52° east 26 poles to a gum; thence north 20° 30' east 23 poles to an oak snag; thence north 75° east 20.3 poles to an ash; thence north 85° east 19 poles to a 30-inch oak; thence north 55° east 11.5 poles to a persimmon; thence north 62° east 7.5 poles to an oak; thence north 56° east 5 poles to an ash; thence north 43° east 13 poles to a hickory; thence north 83° east 10.3 poles to a 16-inch sugar maple; thence south 37° east 19 poles to a 24-inch oak; thence south 45° east 6.7 poles to a white oak; thence south 58° east 6.7 poles to a 10-inch white oak in the fence corner; thence north 68° east 11.5 poles to a 30-inch hickory; thence north 85° east 14.1 poles to a hickory; thence north 44° east 5 poles to a hickory; thence north 32° 30' east 18.5 poles to a hickory; thence north 2° east 12 poles to an oak; thence north 17° east 11.6 poles to a hickory; thence north 54° 30' east 12.2 poles to a decayed stump; thence north 88° 30' east 21 poles to an oak; thence north 40° east 2.6 poles to a stake; thence north 61° east 16 poles to a sassafras snag; thence north 27° east 20.7 poles to an oak; thence north 64° east 5.9 poles to an oak; thence north 86° east 20 poles to a hickory; thence north 70° 30' east 4 poles to a hickory; thence north 31° 30' east 8 poles to a sycamore; thence north 47° east 18.5 poles to a stake; thence north 76° east 6 poles to a 36-inch oak; thence north 60° east 20 poles to a dead chestnut; thence north 53° east 20 poles to a locust; thence north 58° east 4 poles to a hickory; thence north 77° east 3 poles to an oak snag; thence south 78° east 18.5 poles to an oak; thence south 74° east 4 poles to a 24-inch oak; thence south 33° east 16 poles to a stake; thence north 81° east 8 poles to a 36-inch elm; thence south 89° 30' east 10.7 poles to the point of beginning, containing 315 acres, more or less.

Being the same property conveyed to Alfred O. Pate and wife, Ida G. Pate and Forrest B. Pate and wife, Anita M. Pate by warranty deed from Edwin Ira Tuck and wife, of record in book 2042, page 82, Register's Office for Davidson County, Tennessee.

The previous and last conveyance to the property being a deed to JAMES E. RICE and MILLARD V. OAKLEY from ALFRED O. PATE, et al, and said conveyance is recorded in the Register's Office for Davidson County, Tennessee in Deed Book 4780, page 118.

TO HAVE AND TO HOLD, my said undivided one-half interest to the said JAMES E. RICE, his heirs or assigns in fee simple forever. I do further covenant and warrant that I have a good and lawful right to sell and convey said undivided one-half interest and that same is unencumbered with the exception of the unpaid purchase money referred to in the previous and last conveyance, and which the Grantee herein agrees to assume.

WITNESS MY HAND on this the 23rd day of December, 1975.

MILLARD V. OAKLEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Judy C. Sliger, a Notary Public in and for said County and State, MILLARD V. OAKLEY, the within-named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of December, 1975.

Judy C. Sliger, Notary Public

My Commission expires: July 25, 1976.

I, ROMA J. OAKLEY, wife of MILLARD V. OAKLEY, hereby join in the foregoing conveyance for the purpose of conveying any and all of my right, title or interest in and to the property described in the said conveyance, and I further expressly relinquish any title that I might have to the Grantee, JAMES E. RICE.

WITNESS MY HAND, this the 27th day of December, 1975.

Roma J. Oakley
ROMA J. OAKLEY

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REGISTER
DAVIDSON COUNTY, TENN.
TENTIF. REFERENCE
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STATE OF TENNESSEE
COUNTY OF OVERTON

Personally appeared before me, Charlouine Winton, a Notary Public in and for said County and State, ROMA J. OAKLEY, 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 at office at Livingston, Tennessee, this the 27th day of December, 1975.

Charlouine Winton
Notary Public

CHARLOUINE WINTON NOTARY PUBLIC OVERTON COUNTY

My Commission expires: Oct 29 1979.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$250.00 and love
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 21st DAY OF June 19 76
Deputy Register

JUN21'76 CONV * 250.00
JUN21'76 S'TAX B* 50.00
JUN21'76 PR'FEE B* .50
JUN21'76 W'DEED -4- B* 8.00 * 658.50