BOOK 5053 PAGE 564

Address New Owner and Send Tax Statement:
Elmo Mercer
3237 Wisconsin Drive
Nashville, Tenn. 37207

MAP - PARCEL NUMBERS

Parcel 9, Map 128

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
Home Federal Tower, 8th Floor
230 Fourth Avenue, North
Nashville, TN 37219

DEED OF GIFT

FOR AND IN CONSIDERATION of the sum of ONE (1.00) DOLLAR, cash in hand to me paid by ELMO MERCER and wife, MARCIE MERCER and the affection I have for said Elmo Mercer et ux, Marcie Mercer, I, the undersigned, Fannie J. Francis, a widow, have bargained and sold, and by these presents do transfer and convey unto said ELMO MERCER and wife, MARCIE MERCER, their heirs and assigns, two tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

Tract I

Being Lot No. 22 on the Plan of Thousand Oaks Estates, as of record in Book 3700, pages 82 and 83, Register's Office for said County. Said lot fronts 118.28 feet on the south side of Forrest Valley Drive and runs back 397.80 feet on the west line and 156.43 feet on the east line to a dead line in the rear on which it measures 307.79 feet.

Being the same property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed of record in Book 4558, page 204, said Register's Office; the said C. E. Francis having since died.

This property is made subject to easements, setback line and conditions of owners certificate, as shown on plan of record in Book 3700, pages 82 and 83, and restrictive covenants contained in instrument of record in Book 4056, page 371, as amended in Book 4072, page 318, Register's Office for Davidson County, Tennessee.

Tract II:

Land in the 8th (formerly the 12th) Civil District of said County, about 11 miles southwest from the city of Nashville, and on both sides of the county road, consisting of two tracts, one of 7 1/2 acres, more or less, and the other of 112 1/2 acres, more or less, adjoining each other and containing, according to a plan thereof, of record in Plan Book No. 2, page 165, Chancery Court at Nashville, 120 acres and described together, according to said plan as follows: Beginning at a point in said County Road at a white ash 31 poles east of A. Work's old line between the surveys of John G. Blount and Thomas Blount, one for 640 and the other for 274 acres and being the northeast corner of said 112 1/2 acre tract; thence with the east line of said tract south 3° west 120 poles to a post; thence north 88° west crossing said County Road 147.15 poles to the southwest corner of said tract; thence north 3° east 120 poles to the northwest corner of said tract; thence south 88° east 41.15 poles to the southwest corner of said 7 1/2 acre tract; thence north 3° east 16 poles to the northwest corner of said tract in Connelly's line; thence with his line and a fence with the north line of said 7 1/2 acre tract, south 88° east 75 poles to a beach; thence south 3° west 16 poles to a redbud in the north line of said 112 1/2 acre tract; thence south 88° east 31 poles to the beginning, containing 120 acres, more or less. (Included in this description but excluded from conveyance is a small strip along the side of present road deed to the County for road construction).

Included herein but excluded from this conveyance is all of the above tract lying east of Interstate 40, and all of that of I-40 contained therein. That part of said Tract which is conveyed by this deed is identified as Parcel 9, Map 128, on the Official Map of Davidson County, Tennessee, and contains 48.22 acres, more or less.

Being part of the same property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed of record in Book 2101, page 46, Register's Office for said County; the said C. E. Francis having since died.

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

And I do covenant with the said ELMO MERCER and wife, MARCIE MERCER 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, Fannie J. Francis, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3RD day of August, 1976.

Fannie J. Francis
Fannie J. Francis

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, J. H. Watts, Jr., a Notary Public in and for said County and State, Fannie J. Francis, the within named 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 at Nashville, Tennessee, this 3rd day of August, 1976.

J. H. Watts
Notary Public

WATTS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:
APRIL 17-1978

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $53,600.00.

Jannie J Francis
Affiant

Sworn to and subscribed before me,

this 21 day of August, 1976.

Notary Public

My commission expires:

April 17 - 1978

D6154

TO IDENTIF. REFERENCE

FILED AUG 31 1 39 PM '76

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

AUG-3[illegible] CONV 53,600.00
AUG-3[illegible] S'TAX B* 139.36
AUG-3[illegible] PR'FEE B* .50
AUG-3[illegible] W'DEED B* 8.00 * 147.86

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