THIS INSTRUMENT PREPARED BY:
James T. McMillen
Attorney at Law
2720 Nolensville Road
Nashville, Tennessee 37211

ADDRESS NEW OWNER as follows: SEND TAX BILLS TO: MAP-PARCEL Nos.

R. Cecil Baker, Administrator C.T.A.
Estate of Robert L. Johnson
Box 244
Santa Fe, Tennessee 38482

Same as owner

MAP 155
PAR. 3
m.p

This instrument made and entered into on the 19th day of August, 1976, by and between Evelyn Johnson (Gaddy), party of the first part of Nashville, Tennessee and R. Cecil Baker of Santa Fe, Tennessee as the Administrator C.T.A. of the estate of Robert L. Johnson.

WITNESSETH

Pursuant to an Order of the Fourth Circuit Court of Davidson County, Tennessee, in Divorce Action No. 73625, wherein the party of the first part was ordered to convey the property which is hereinafter described to Robert L. Johnson, and the said Robert L. Johnson, being lately deceased, the party of the first part hereby conveys and quitclaims unto the party of the second part as Administrator, C.T.A. of the Estate of Robert L. Johnson, his successors and assigns,(the party of the second part being duly qualified to act in such capacity on the 14th day of April, 1976 in the Probate Court of Davidson County, Tennessee in estate No 62743) all her rights, title and interest in and to the following described real estate in Davidson County, Tennessee, to wit:

TRACT NO. 1

Land in the 9th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Hickerson-Smith, Engineers Company, June 24, 1965, as follows: The Beginning point is described as follows: BEGINNING at a point in the center line of Poplar Creek Road about 0.4 of a mile west from McCrory Lane; thence leaving Poplar Creek Road, North 0° East 52 feet to an old angle iron, this being the point of beginning; thence North 87° 50' West 623.9 feet to an iron pipe and pile of rock; thence South 17° 50' East 66 feet to an old iron pipe; thence North 87° 35' West 1,023 feet to a point on the east margin of a gravel lane; thence leaving said Lane, North 0° 10' West, along an old established fence line 812.5 feet to a point in another old established fence line; thence with the line of the same, South 88° 50' East 1,055 feet to an old corner post, continuing with said fence, North 3° 25' East 316 feet to an old corner post; South 87° East 362 feet to an old iron pipe; thence leaving said fence, South 3° West 160 feet to an old iron pipe; thence South 0°

30' West 468 feet to an old iron pipe; South 89° 15' East 209 feet to an old iron pipe; South 0° 30' West 455 feet to the point of beginning, containing 30.8 acres, more or less.

Being the same property conveyed to Robert L. Johnson and wife, Evelyn Johnson by deed from George M Gunderson and wife Lucille F. Gunderson of record in Book 3910, Page 230, Register's office for said County.

TRACT NO. 2

A parcel of land in the 9th Civil District of said County, on north side of the Poplar Creek Road, and being a portion of a 15 acre tract owned by Pricilla Cathey, of record in Book 1684, page 445, Register's Office for said County, described according to a copy of a survey thereof by S. H. Hutchison, dated October 9, 1965, as follows:
BEGINNING at a White Oak tree on a steep hill side the northwest corner of Pricilla Cathey's 15 acre tract in Robert L. Johnson's south line; thence with Johnson's south line, South 86° 30' East 217 feet more or less to an iron stake in said line, the north corner between Pricilla Cathey's two tracts. Red Oak and Black Gum pointers; thence with the west line of the 3.5 acre tract, South 15° East 97 feet to a point in the Poplar Creek Road, Earl Deal's north east corner; walnut pointers; thence with Deal's north line and the Poplar Creek Road, South 81° West 249 feet to a point in said Road, Deal's northwest corner in H. W. Lazenby's east line; thence with Lazenby's line, North 0° 30' East 150 feet more or less to point of beginning containing .55 acre, more or less.

Being the same property conveyed to Robert L. Johnson and wife, Evelyn Johnson by deed from Priscilla Sawyer Cathey of record in Book 3961, Page 147, Register's Office for said County.

TRACT NO. 3

A parcel of land in the 9th Civil District of said County, on the north side of the Poplar Creek Road, being a portion of 16.9 acres tract of record in Book 3909, page 281, Register's Office for said County, described according to survey of S. H. Hutchison, dated October 9, 1965 as follows:
BEGINNING at an old iron pipe, Freidli's eastmost corner, a corner in R. L. Johnson's south line, also H. W. Lazenby's corner; thence with H. W. Lazenby's line, South 86° 30' West 530 feet to an angle iron on north side of the Poplar Creek Road; thence North 88° West 260.3 feet to a point in the Poplar Creek Road, in Lazenby's and Freidli's line; thence leave Road, North 5° West passing a poplar tree in line on north margin of Road 78 feet to a stake in Freidli and Johnson's line; thence with R. L. Johnson's line, South 86° 30' East 799 feet, more or less to point of beginning, containing .88 of an acre, more or less.

Being the same property conveyed to Robert L. Johnson and wife, Evelyn Johnson by deed from Howard P. Friedli and wife, Doris G. Friedli of Record in Book 3961, Page 148, Register's Office for said County.

EASEMENT

An Easement in the 9th Civil District of said County and being more particularly described and depicted by drawing in Book 4062, Page 695, Register's Office of said County.

Being the same easement conveyed to Robert L. Johnson and wife, Evelyn Johnson by deed from Howard P. Friedli and wife, Dorris G. Friedli of record in Book 4062, Page 695, Register's Office of said County.

Included in the above description but excluded from this conveyance are the following tracts of property:

TRACT NO. 1

A parcel of land in the 9th Civil District of said County, north and near the Poplar Creek Road described according to a survey made by S. H. Hutchison, dated October 9, 1965, as follows:
BEGINNING at an iron stake, the southeast corner of Robert L. Johnson's 30.8 acres tract, and H. C. Hail's southwest corner in north line of Pricilla Cathey's 3.5 acre tract; thence North 86° 30' West 250.2 feet to an iron stake in Johnson's south line, the north corner between Pricilla Cathey's two tracts, Red Oak and Black Gum pointers; thence North 4° East 150 feet to an iron stake, Hickory pointers; thence South 88° 30' East 250 feet to an iron stake in H. C. Hail's west line; thence with said line, South 3° West 165 feet more or less to the point of beginning, containing .90 acre, more or less.

Being the same property conveyed to L. J. Littlejohn and wife, Barbara Jean Littlejohn by deed from Robert L. Johnson and wife, Evelyn Johnson of record in Book 3957, Page 243, Register's Office of said County.

TRACT NO. 2

A tract of land in the 9th Civil District of Davidson County, Tennessee being a part of a tract belonging to Robert L. Johnson, et ux. as of record in Book 3910, page 230, Records Office, Davidson County, Tennessee. BEGINNING at a point in the north right of way line of Russell Road, this point being 1393 feet west of McCrory Lane and being in a curve with a radius of 598.69 feet; thence along the curve in a westerly direction 136.19 feet to a point the end of the curve; thence south 62° 06' west 119.81 feet to a point, the beginning of another curve with a radius of 555.23 feet; thence along the curve in a westerly direction 243.72 feet to the end of curve, thence south 87° 16' west 382.67 feet to a point; thence north 4° 30' east 110.40 feet; thence south 85° 27' east 202.60 feet to a point; thence north 87° 36' east 258.30 feet to a point; thence north 5° 30' east 312.50 feet; thence south 88° 59' east 368.62 feet; thence south 3°00' west 205.50 feet to a point, this being the point of beginning, and containing 4.42 acres.

Being the same property conveyed to James Anglin by deed from Robert L. Johnson and wife, Evelyn Johnson of record in Book 4664, Page 496, Register's Office of said County.

TRACT NO. 3

Being land in the Ninth Civil District and described according to a survey by Donald R. Carver, dated December 2, 1973, as follows:
BEGINNING at a point in the north margin of Russell Road at the Southeast corner of property conveyed to Howard P. Friedli in book 3909, page 281, and the southwest corner of the herein described tract; thence leaving said road with Friedli's easterly line North 0° 10' West 278.0 feet to an iron pin; thence South 88° 50' East 590.00 feet to an iron pin; thence South 4° 30' West 110.40 feet to a point in the Northerly margin of Russell Road; thence with said road westerly 175.74 feet to a curve to the left having a radius of 741.78 and a distance of 235.19 feet to a point; thence continuing with said road Southwesterly 93.77 feet to a point in the beginning of a curve to the right having a radius of 691.20 and a distance of 117.50 feet to the point of beginning, containing 2.493 acres.

Being the same property conveyed to Lester B. Johnson and wife, Louise Johnson by deed from Robert L. Johnson and wife, Evelyn Johnson of record in Book 4816, Page 22, Register's Office of said County.

TRACT NO. 4

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Donald R. Carver, Surveyor, dated _____, described as follows:
Beginning at a point in the southerly margin of Russell Road, said point being the northwest corner of the property conveyed by deed of trust from Robert L. Johnson and wife, Evelyn Johnson, to Everett A. Covington, Jr., Trustee, of record in Bood 4682, page 682, Register's Office for said County, thence south 0 deg. 10' east 403.5 feet to a point; thence south 87 deg. 35' east 165 feet to a point; thence south 15 deg. east 78 feet to a point in the northerly margin of Poplar Creek Road; thence with same north 88 deg. 05' East 115 feet to a point; thence southeastwardly with a curve, 75 feet to a point; thence leaving said Poplar Creek Road, North 83 deg. 30' East 530 feet to a point; thence North 17 deg. 50' west 66 feet to a point; thence North 03 deg. east 652.5 feet to a point in the southerly margin of Russell Road; thence with same as follows: southwestwardly 320.10 feet to a point; thence southwestwardly with a 691.78 feet radius curve, 227 feet to a point; thence south 69 deg. 05' west 93.77 feet to a point; thence southwestwardly with a 741.2 feet radius curve, 128.16 feet to the point of beginning containing 8.17 acres more or less.

Being the same property conveyed to Frank B. Tyree and wife, Patricia R. Tyree by deed from Robert L. Johnson and wife, Evelyn Johnson of record in Book 4825, Page 54, Register's Office of said County.

Said property is conveyed subject to such limitations, restrictions, and encumberances as may affect the premises.

IN TESTIMONY WHEREOF, the party of the first part has hereunto set her signature, this the day and date first above written.

Evelyn Johnson Gaddy
EVELYN JOHNSON (GADDY)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

MISC B* 10.00 * 10.00

Personally appeared before me, Martha T. Moore, a Notary Public in and for said County and State, Evelyn Johnson (Gaddy) 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 19th day of August, 1976.

Martha T. Moore
NOTARY PUBLIC

My commission expires: My Commission Expires NOV. 26, 1979.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Subscribed and sworn to before me, this the _____ day of _____, 1976.

_____
AFFIANT

_____
NOTARY PUBLIC

My commission expires: _____.

AUG 2 54 PM '76

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