Bumper + tax bills
John Donelson III Blvd.
4041 Old Hickory DEED
Old Hickory, Tenn 37138

M. 63 P. 94
M. 64 P. 14-18-
19-21
PW

BOOK 5104 PAGE 85

FOR VALUE RECEIVED AND IN CONSIDERATION of the love and affection I have for my nephews, John Donelson III and William Stokley Donelson II; my grand-neices, Elizabeth Donelson Williams, Mary Hooper Williams, and Sarah McBee Williams; and, my grand-nephew, James Thomas Williams IV;

I, Leonard Hooper Donelson, do hereby give, transfer and convey unto the said John Donelson III and and William Stokley Donelson II each a one--eighteenth (1/18) undivided interest in fee simple, and unto the said Elizabeth Donelson Williams, Mary Hooper Williams, Sarah McBee Williams and James Thomas Williams IV each a one--seventy-second (1/72) undivided interest in fee simple, in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in the 4th Civil District of Davidson County, Tennessee, about 10 miles northeast of the City of Nashville, Tennessee, on both sides of the Hadley Bend Road and on the East Bank of the Cumberland River described, according to a survey made in the year 1919 by W. B. Southgate, Surveyor, as follows:-

Beginning in the center of said Hadley Bend Road, at the southeast corner of a 48 acre tract, shown on said survey, and running thence north 64° west 930 feet; thence south 23½° west 198 feet; thence north 48-3/4° west 345 feet; thence North 68½° west 78 feet; thence north 63° 40' west 203 feet; thence north 27½° east 280 feet; thence north 0° 45' east 127 feet; thence north 82½° west 3828 feet; thence north 81-3/4° west 1180 feet to low water mark of the Cumberland River; thence with said River, at low water mark, north 24° west 500 feet, north 28° 50' west 300 feet and north 34° 55' west 1563 feet to the southwest corner of the Old Edward Bondurant tract of land; thence South 88½° east with the southern boundary line of said Edward Bondurant tract of land 3366 feet to a corner of Tract No. 1 conveyed by John Donelson and wife to the United States of America, by deed of record in Book No. 535, page 43, Register's Office for said County; thence with the boundary lines of said Tract No. 1, as follows: south 3½° east 489 feet south 56° east 998½ feet north 86½° east 2000 feet, north 3° west 599 feet and north 14½° west 256 feet to the center of the Old Hadley Bend Road, the northeast corner of said Tract No. 1; thence south 62½° east 916 feet 9½ inches to the northwest corner of a small tract of land conveyed by John Donelson and wife to J. S. Jenkins and O. T. Jenkins, by deed of record in Book No. 921, page 135, said Register's Office; thence with the westerly and southerly boundary lines of said tract of land south 50½° east 88 feet 5 inches and south 69° east 142 feet

Prepared by: Wm S. Donelson III
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3 inches, more or less, to a point in the center of the Old Hadley Bend Road, the southeast corner of said tract of land; thence south 62½° east with the center of said Road 66 feet 4½° inches to a copper pin in the old property line of John Donelson; thence south 85° 50' east, with the center of the Hadley Bend Road, 753 feet to a corner of the Lewis Hurt Tract; thence south 3° west, with the center of said Road 725 feet to the intersection of the center of said Road with the center of Rabbit or Shute Lane, the southwest corner of said Lewis Hurt Tract, being also the northwest corner of a tract of 3 acres conveyed by John Donelson and wife to the Davidson County Board of Education, by deed of record in Book No. 734, page 556, said Register's Office; thence south 14° west, with the center of said Hadley Bend Road, 315 feet to the southwest corner of said 3 acre tract of land; thence south 86¼° east, with the southern boundary line of said 3 acres 421.6 feet to a stake, the southeast corner of said tract; thence north 14° east with the eastern boundary line of said tract 315 feet to the center of Rabbit or Shute Lane, the northeast corner of said tract; thence south 86¼° east, with the center of said Lane 1878.4 feet to the northeast corner of a tract of land, containing 125.55 acres, shown on said survey; thence south 2° west, with the eastern boundary line of said tract 2185 feet to the southeast corner of said tract of land; thence north 89° west with the southern boundary line of said tract of land 2583 feet to the center of said Hadley Bend Road, the southwest corner of said tract of land; thence north 3½° east with the center of said Road 181 feet to the beginning, containing 436.55 acres, more or less, including in the above description, but excluding from the area, a strip of land 100 feet wide, containing 6.9 acres, conveyed by John Donelson and wife to the United States of America by deed of record in Book No. 535, page 43, said Register's Office. Subject to the right-of-way of the Tennessee Central Railroad containing 6.9 acres more or less, said tract contains 429.65 acres more or less.

Said tract of land being parts of the same property devised to John Donelson, by will of Stockley Donelson, deceased, recorded in Will Book No. 29, page 540, County Court for said County and conveyed to the said John Donelson by E. R. Dabney and wife, Elizabeth D. Dabney, by deed of record in Book No. 230, page 9, said Register's Office. And being the same property devised to Betty Hooper Donelson by will of John Donelson, deceased, of record in Will Book No. _____, Page _____, County Court Clerk's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, a one--eighteenth (1/18) undivided interest each to the said John Donelson III and William Stokley Donelson II, and a one--seventy-second (1/72) undivided interest each to the said Elizabeth Donelson Williams, Mary Hooper Williams, Sarah McBee Williams and James Thomas Williams IV, their heirs and assigns, forever.

And I do covenant with the said John Donelson III, William Stokley Donelson II, Elizabeth Donelson Williams, Mary Hooper Williams and Sarah McBee Williams and James Thomas Williams IV, 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 except for taxes which are ratably assumed by grantees.

And I, Leonard Hooper Donelson, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land, a one--eighteenth (1/18) undivided interest each, to the said John Donelson III and William Stokley Donelson II, and a one--seventy-second (1/72) undivided interest each, to the said Elizabeth Donelson Williams, Mary Hooper Williams, Sarah McBee Williams and James Thomas Williams IV, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 4 day of January, 1977

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,833

William S. Donelson II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 1977

Deputy Register

Leonard Hooper Donelson

0843696

TENNESSEE REFERENCE

JAN 7 4 20 PM '77

REGISTER DAVIDSON CO. TENN.

STATE OF MISSOURI

COUNTY OF JACKSON

Personally appeared before me, RAY A POWELL a Notary Public in and for said County and State, the within named, Leonard Hooper Donelson, the grantor, 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 Kansas City, Missouri, this 4 day of January, 1977.

JAN-77	CONV	44,833.00		
JAN-77	S'TAX		B* 116.48	
JAN-77	FR'FEE		B* .50	
JAN-77	W'DEED		B* 6.00	* 122.98

Ray A Powell
Notary Public

RAY A. POWELL NOTARY PUBLIC JACKSON COUNTY, MISSOURI

My comm. expires: 4-17-1978