Chk Co 165.62
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BOOK 5124 PAGE 891

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,218.00

X Harry Lee Swain Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March 19 82

Charles R. Pullen
Notary Public

MY COMMISSION EXPIRES: 4-29-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBERTSON, COSS, & PULLEN, ATTYS, PC., ASHLAND CITY, TENN 37015
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Harry Lee Swain, Jr., & Linda Nell ~~Gray~~ (Swain) | same | 040-003 Cheatham County |
| 4300 Little Marrowbone Rd (STREET ADDRESS OR ROUTE NUMBER) | (NAME) (STREET ADDRESS) | 20-17 Davidson County |
| Joelton, Tn. 37080 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Clara Bracy Ray, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry Lee Swain, Jr., and Linda Nell Gray (Swain), wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

FIRST TRACT:

BEGINNING at the S. W. Corner of E. C. Bracey's property which is the N. W. corner of this tract, at a marked point in the center of Spring Branch, 1210 feet due south of original bench mark (black gum tree), and used as dividing line of Ray-Bracey properties; thence South 3375 feet, East 825 feet, south 660 feet to center of Marrowbone Creek; thence up center of said creek north 40° East 248 feet; North 63° East 66 feet; North 88° East 132 feet; South 78° East 561 feet; North 60° East 169 feet; North 44° East 275 feet; North 35° East 173 feet; North 31° East 253 feet; North 58° East 384 feet; North 50° East 245 feet; North 51° 30' East 141 feet; North 55° 30' East 194 feet; North 47° 30' East 98 feet; North 71° East 300 feet; South 69° East 245 feet; South 41° 30' East 209 feet; South 73° East 249 feet; North 81° East 213 feet; North 39° 30' East 359 feet; North 36° 30' East 342 feet; North 26° 01' West 62 feet; North 45° 40' East 288 feet; North 36° 05' East 264 feet; North 11° East 100 feet; North 1° East 183 feet; North 13° East 107 feet; thence up bluff by dam, North 23° 30' East 90 feet; thence North 25° West 200 feet to center of proposed road; thence South 76° 30' West 99 feet; North 78° 30' West 74 feet; North 61° 30' West 74 feet; North 51° 31' West 49 feet; North 41° 30' West 74 feet; North 29° 15' West 375 feet North 29° 15' West 228 feet; North 67° 30' West 225 feet; North 63° 38' West 350 feet; North 61° West 91 feet; North 49° 15' West 108 feet North 44° West 100 feet; North 39° West 50 feet; North 32° West 150 feet; North 23° West 100 feet; North 18° West 50 feet; North 11° 30' West 385 feet; North 11° 30' West 62 feet; North 12° 30' West 50 feet to division line of Ray-Bracey properties; thence following a branch hollow at stake 58 of raod survey; thence South 42° West 160 feet; South 51° West 265 feet; South 29° West 118 feet; South 28° See attached
unimproved (153 feet; South 32° West 129 feet; South 25° West 69 feet; ( page

This is improved ( ) property, known as (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of March, 1982

X Clara Bracy Ray

STATE OF TENNESSEE
Davidson County
Cheatham

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clara Bracy Ray, a widow

the 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 Ashland City, Tennessee, this 12th day of March 1977

Commission expires 9-29-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

61.218.00 B* 6.00 * 6.00

# WARRANTY DEED

FROM
CLARA BRACY RAY a widow

TO
Harry Lee Swain, Jr., and wife
Linda Nell Gray (Swain)

STATE OF TENNESSEE
CHEATHAM COUNTY:

Office of the Register: 3-12, 1977

I, BETTY J. ROSS, Cheatham County Register do certify that the foregoing instrument and certificate were received in my office at 10:15 o'clock A. M., on 3-12, 1977 entered in Note Book 44, Page 336, and recorded in Book No. 186, Page 831, The following amounts were paid under Receipt No. 18660

STATE TAX: DEEDS: $ 159.12
STATE TAX: MTGS.: $
PROBATE FEE : $ .50
RECORDING FEE : $ 6.00
TOTAL : $ 165.62

Betty J. Ross Register

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

D 9 3 9 2 6

IDENTIF. REFERENCE

MAR 16 12 38 PM '77

FEE $ ... REGISTER
DAVIDSON COUNTY, TENN.

FROM:



Clara Bracy Ray, a widow

TO:

Harry Lee Swain, Jr., and Linda Nell Gray (Swain), wife

South 5° West 110 feet; South 3° 30' West 123 feet; South 13° 30' West 140 feet; South 49° West 192 feet; South 4° East 218 feet; South 108 feet; South 42° West 97 feet; South 40° West 145 feet; South 53° West 138 feet; South 25° West 100 feet; South 63° 30' West 410 feet; to division line which is center of Mud Lick Creek, and runs up center of said creek; thence North 3° 30' East 243 feet; North 21° West 145 feet; North 21° West 99 feet; North 10° West 131 feet; North 39° West 133 feet to division line at this point which runs up center of Mud Lick Creek; thence North 3° 30' East 243 feet; North 21° West 145 feet; North 21° West 99 feet; North 10° West 131 feet; North 39° West 133 feet to division line and runs thence up a branch hollow; thence North 84° West 99 feet; North 81° 15' West 136 feet; North 76° 30' West 174 feet; North 32° West 128 feet; North 53° 30' West 154 feet; North 52° 30' West 89 feet; North 53° West 165 feet; North 49° West 235 feet; North 82° West 245 feet; North 76° West 110 feet to a point in the center of the branch of the West boundary line of the Ray-Bracey Properties, to the point of beginning. Containing 302 1/2 acres, more or less.

SECOND TRACT:
BEING land in the 14th Civil District of Davidson County, Tennessee, and being a part of ~~Lot No. 10 in the subdivision of lands~~ of Henry Floto, deceased, and more particularly described as follows:

BEGINNING at a point in the center of Big Marrowbone Creek opposite the mouth of the first hollow above the old Floto place, and running thence South 55° 33' East 120 feet to a point; thence North 39° 30' East 613 feet; thence North 24° 07' East 287.8 feet; thence North 49° 19' East 44.2 feet to a point in the property conveyed to and now owned by the State of Tennessee; thence in a Northwesterly direction with the line of the property heretofore conveyed to the State of Tennessee 170 feet more or less to the center of Big Marrowbone Creek; thence South 36° 05' West with the center of Big Marrowbone Creek 263.9 feet to a point, thence South 45° 40' West 287.5 feet following the bed of Big Marrowbone Creek to a point; thence South 26°01' East 44 feet more or less, with the bed of Big Marrowbone Creek; thence South 36° 30' West 342.2 feet; thence South 39° 30' West 358.5 feet to the point of beginning. Containing 3.59 acres, more or less.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance are mense conveyances, Rights-of-Ways and easements of record in Book 1284, Page 557, Book 1453, Page 419, Book 2445, Page417 and 420, Book 3948, Page 185, Book 2805, Page 253, Book 3649, Page 203, and Book 2272, Page 285, Register's Office for Davidson County, Tennessee.

BEING a part of the same property conveyed to John M. Ray and wife Clara H. Ray, by deed from M. S. Ross, Trustee, of record in Book 1260, Page 193, Register's Office for Davidson County, TN The said John M. Ray now being deceased, Grantor herein taking title as surviving Tenant-by-the- Entirities.

WHEREVER used, the names Clara Bracy Ray and Clara H. Ray signify one and the same person.