Mail - Bank of Goodlettsville Goodlettsville Tn 37072

E 07195

IDENTIF. REFERENCE

JUN 3 2 29 PH '77

REGISTER DAVIDSON COUNTY, TENN.

BOOK 5154 PAGE 948

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$42,000.00 + Roy Ayers

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 1977

Patsy A. [illegible]

Notary Public

MY COMMISSION EXPIRES: 6-24-80

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy D. Ayers (NAME)	SAME (NAME)	10D 09545 10D 09550
306 Lickton Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 143 Parcel 145
Goodlettsville, Tn. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Map 17

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, Richard L. McGaugh, Jr. et ux Susan C. McGaugh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy D. Ayers, et ux Deborah F. Ayers

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:

BEGINNING at a point in the center of Lickton Pike, a triangular corner to T. C. Jones and I. B. Cuffman, Jr., and the Most Northerly Northwest Corner of this land; thence with the line of said Cuffman due East 309 feet to a post, a corner in the line of said Cuffman; thence with the line of said Cuffman South 9 deg. 0' West 85 feet to a hackberry tree, a corner in the line of said Cuffman; thence with a fence and the line of said Cuffman, as follows: South 73 deg. 15' East 428 feet to an elm; South 67 deg. 0' East 40 feet to a cedar tree; South 60 deg. 30' East 58.5 feet to an elm; South 82 deg. 15' East 51 feet to a sycamore; North 74 deg. 45' East 34.5 feet to a black gum; South 83 deg. 15' East 155 feet to a walnut tree; South 80 deg. East 229 feet to an elm; South 76 deg. East 118.5 feet to a post, a corner to said Cuffman and J. E. Southerland; thence with a fence and the line of said Southerland as follows: South 64 deg. 30' West 124 feet; South 36 deg. West 135 feet; South 69 deg. 30' West 195 feet; South 6 deg. 30' West 320 feet; South 13 deg. 30' East 240 feet; South 5 deg. 15' East 119 feet; South 5 deg. 30' West 100 feet; South 15 deg. 30' West 132 feet; North 85 deg. West 190 feet; South 88 deg. 15' West 230 feet; North 56 deg. 15' West 165 feet; North 87 deg. West 205 feet to a post, corner of said Southerland and Jack Galbreath; thence with the line of said Galbreath North 20 deg. West 346 feet to a stake in a pile of stone, a corner in the line of said Galbreath; thence with the line of said Galbreath as follows: North 63 deg. 45' West 362 feet to a point in a fence at a dry branch; North 47 deg. 45' West 335 feet to a point in a line fence in said dry branch; said point being 28 feet Southerly with said fence from a concrete monument, a corner to said Galbreath in the line of J. W. Henley; thence with said fence and the line of said Henley North 21 deg. East 485.5 feet to a concrete monument; thence North 16 deg. 30' East 42 feet to a point in the center of aforesaid Pike, a corner to said Henley; thence with the center of said pike North 51 deg. 30' East 119 feet to a point, a corner to aforesaid Jones; thence with the line of said Jones South 20 deg. 18' East 132 feet to a point in a branch, a corner in the line of said Jones; thence with the center of said branch and

********** CONTINUED

This is (X) unimproved ( ) improved property, known as 306 Lickton Pike, Goodlettsville, Tn. 37072
(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 our hand s this 17th day of May, 1977.

Richard L. McGaugh, Jr. Susan C. McGaugh

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. McGaugh, Jr. et ux Susan C. McGaugh

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of May 19 79

Commission expires 6-24-80

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) acknowledged (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) 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

WARRANTY DEED

FROM

RICHARD L. MCGAUGH, JR. ET UX

TO

ROY D. AYERS ET UX

the line of said Jones as follows: North 78 deg. 30' East 42 feet; North 65 deg. 45' East 30.5 feet; South 87 deg. East 24.5 feet; North 40 deg. 30' East 47 feet to a point; a corner in the line of said Jones; thence with the line of said Jones North 29 deg. West 165.5 feet to the beginning, containing 35.2 acres more or less.

TRACT TWO: LAND in the 10th Civil District of Davidson County, Tennessee, bounded on the northwest by Lickton Pike, on the east by I. B. Cuffman's land, on the southeast by a branch and Mrs. Bessie Holt's and on the southwest by Mrs. Bessie Holt's property. Said tract is more particularly described as follows:
BEGINNING at a nail in the center of Lickton Pike, adjoining the I. B. Cuffman property; thence south 29 deg. East 67.3 feet to a post and an iron pin; thence south 18 deg. east 63.6 feet to a mulberry tree on the bank of a branch; thence continuing 8.6 feet on the course to an iron pin in the approximate center of the said branch; thence in said branch south 2 deg. east 49.5 feet to an iron pin; thence in said branch south 44 deg. west 53 feet to an iron pin; thence continuing in said branch south 38 deg. 45' west 55.5 feet to an iron pin; thence leaving said branch north 20 deg. 18' west 178.8 feet to the center of Lickton Pike; thence north 39 deg. 30' east 119 feet to the beginning, containing 0.422 acres, more or less.

BEING the same property conveyed to Richard L. McGaugh, Jr. et ux Susan C. McGaugh by deed of record in Book 4751, page 766, Register's Office, Davidson County, Tennessee, and by quit claim deed dated May 26-1977, of record in Book ____ page _____R.O.D.C.,Tenn.
Included herein but excluded herefrom is the property conveyed to Ross Allan Neu consisting of 5.16 acres, more or less, of record in Book 5053, page 177, Register's Office, Davidson County, Tennessee.

This conveyance is subject to easement of record in Book 5053, page 177, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record in the Register's Office, Davidson County, Tennessee.

JUN-3F	CONV	42,000.00				
JUN-3F	S'TAX		B*	109.20		
JUN-3F	FR'FEE		B*	.50		
JUN-3F	W'DEED		B*	6.00	*	115.70