THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison Street
Madison, TN 37115

Mail

BOOK 5199 PAGE 300

6 pt 8

DEED OF PARTITION

THIS DEED OF PARTITION executed on the 14th day of September 1977, by BOBBY C. RAGER and wife, HELEN P. RAGER, for the purposes hereinafter shown:

W I T N E S S E T H:

WHEREAS, Bobby C. Rager and wife, Helen P. Rager, were conveyed certain real property in the 10th Civil District of Davidson County, Tennessee, by deed from Ferlin E. Husky and wife, Marvis Jean Husky, of record in Book 5118, page 967, Register's Office for Davidson County, Tennessee, said property being more particularly described as follows:

SEP 21 77 MISC 6* 8.00 * 8.00

> Being in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Harvey Gee, Surveyor, June 1, 1959, as follows:
>
> BEGINNING at a point approximately 415 feet East of the center line of Greer Road, being the southeast corner of the property conveyed to James M. McClung et ux, by deed from E. W. Adams et ux, of record in Book 2909, page 87, Register's Office for Davidson County, Tennessee; thence N 32° 00' E 2,669 feet to an iron pipe; thence S 58° E 292.5 feet; thence S 45° E 495 feet; thence S 17° E 371 feet; thence S 51° E crossing Buck Branch Road, in all 433 feet; thence N 64° E 442 feet; thence N 75° E 363 feet to the northwest corner of the H. P. Maynard property; thence with said Maynard's western boundary line, S 0° 45' W 1,590 feet; thence N 89° W 3,277.5 feet to the beginning; and

WHEREAS, the said Bobby C. Rager and Helen P. Rager desire to partition the said property for the purpose of erecting dwelling houses and other appurtenances upon the said property to conform to federal, state, county and local requirements; and

WHEREAS, the said Bobby C. Rager and wife, Helen P. Rager, further desire to convey a portion of the said property by deed to Glen Rager and wife, Alice Rager, which deed shall be executed and filed simultaneously with this instrument.

NOW, THEREFORE, for and in consideration of the premises shown, Bobby C. Rager and wife, Helen P. Rager, do hereby divide and partition certain real property located in the 10th Civil District of Davidson County, and more specifically described in a deed from

Ferlin E. Husky and wife, Marvis Jean Husky, to Bobby C. Rager and wife, Helen P. Rager, of record in Book 5118, page 967, Register's Office for Davidson County, Tennessee, to which deed reference is hereby made for a more complete description of the entire property, said partition being described as follows, and according to a survey of the said property by John B. Bates, Surveyor, dated August 19, 1977, a copy of which survey is attached hereto as Exhibit A to this instrument and incorporated herein as fully as if copied verbatim:

TRACT NO. 1: Beginning at a point in the line of Glennon's, said point being N 51° W 179.0 feet from the northwesterly margin of Buck Branch Road following Glennon's line; thence S 56° W 225 feet to an iron pin; thence N 37° W 260.0 feet to an iron pin; thence N 29° 45' W 1,042.0 feet to an iron pipe; thence S 58° E 292.5 feet to a point; thence S 45° E 495.0 feet to an iron pin; thence S 17° E 371.0 feet to a point; thence S. 51° E 204.0 feet to the point of beginning, and containing 5.37 acres, more or less.

EASEMENT TO TRACT NO. 1: Grantors hereby dedicate an easement to Tract No. 1 as follows:

Beginning at a point in the northwesterly margin of Buck Branch Road, corner to Glennon's thence S 69° W 50 feet to a point; thence N 51° W 179.0 feet to a point in the line of Tract No. 1; thence with the line of Tract No. 1 N 50° E 50 feet to a point, being the beginning point of Tract No. 1; thence S 51° E 179.0 feet to the point of beginning, said easement being a 50-foot easement for ingress, egress and regress from Buck Branch Road to Tract No. 1 described above.

TRACT NO. 2: Beginning at a point in the northwesterly margin of Buck Branch Road; thence with the line of Glennon's property N 51° W 179.0 feet to a point; thence S 56° W 225 feet to an iron pin; thence N 37° W 260.0 feet to an iron pin; thence N 29° 45' W 1,042.0 feet to an iron pipe; thence S 32° W 150 feet to an iron pin; thence S 4° 25' W 1,135.0 feet to an iron pin; thence S 58° E 657.0 feet to an iron pin; thence S 59° 45' E 1,615.0 feet to an iron pin; thence with the line of the England property N 01° 30' E 1,590.0 feet to an iron pin in the southeasterly margin of Buck Branch Road; thence with the margin of Buck Branch Road S 75° W 363.0 feet to an iron pin; thence S 64° W 442.0 feet to an iron pin; thence crossing Buck Branch Road N 51° W 50 feet to the point of beginning, and containing 48.89 acres, more or less.

TRACT NO. 3: Beginning at an iron pin in the line of the England property S 01° 1,590.0 feet from the southeasterly margin of Buck Branch Road; thence N 87° W 3,195.0 feet to an iron pipe; thence N 32° E 2,519.0 feet with the line of property developed by Tom Carver, to an iron pin; thence S 4° 25' W 1,135.0 feet to an iron pin; thence S 58° E 657.0 feet to an iron pin; thence S 59° 45' E 1,615.0 feet to the point of beginning, and containing 54.02 acres, more or less.

EASEMENT TO TRACT NO. 3: Grantors hereby dedicate an easement to Tract No. 3 as follows:

Beginning at an iron pin in the southeasterly margin of Buck Branch Road at the termination of Buck Branch Road, said point being S 51° E 50 feet from Glennon's corner, said easement extending 50 feet in width to the northwesterly side of the following line:

Continuing from the beginning point S 69° W 320.0 feet to a point; thence S 43° W 560.0 feet to an iron pin in the line of Tract No. 3, said easement being dedicated for ingress, egress and regress to Tract No. 3.

Being the same property conveyed to Bobby C. Rager and wife, Helen P. Rager, by deed from Ferlin E. Husky and wife, Marvis Jean Husky, of record in Book 5118, page 967, Register's Office for Davidson County, Tennessee.

This the 14th day of September, 1977.

B. Ray Rager
BOBBY C. RAGER

Helen P. Rager
HELEN P. RAGER

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned, a Notary Public in and for said County and State, appeared BOBBY C. RAGER AND WIFE, HELEN P. RAGER, the within named bargainors, 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 the 14th day of September, 1977.

Notary Public

H. R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENN.

HOMER R. AYERS
Notary Public, State of Tenn. at Large
Commission Expires 2-14-81

My commission expires:

IDENTIF. REFERENCE

SEP 21 2 21 PM '77

FELIX DAVIDSON COUNTY, TENN.

E 27168

EXHIBIT A

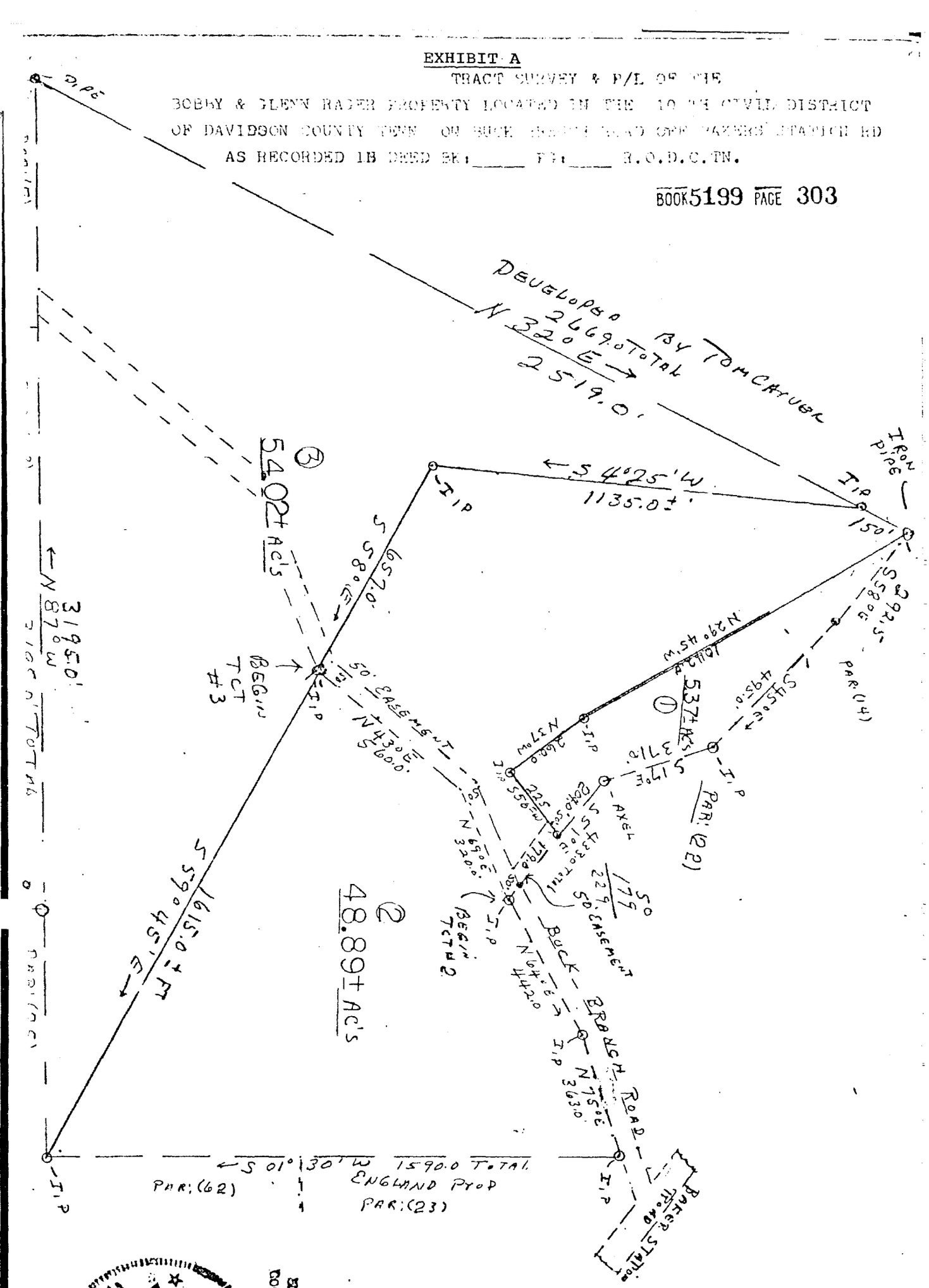
TRACT SURVEY & P/L OF THE

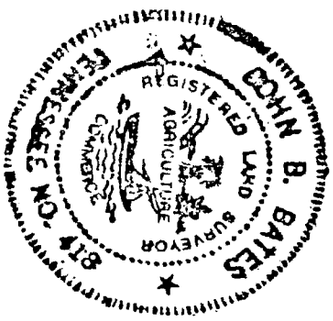
BOBBY & GLENN RAGER PROPERTY LOCATED IN THE 10 TH CIVIL DISTRICT

OF DAVIDSON COUNTY TENN ON BUCK BROSH ROAD OFF RAGERS STATION RD

AS RECORDED IN DEED BK: _____ PG: _____ R.O.D.C.TN.

BOOK 5199 PAGE 303





JOHN B. BATES
SURVEYING
825 ENG HOLLOW PIKE
GOODLETTSVILLE, TN 37072

SCALE: 1" = 300'

19 AUG - 1977

NOTE: FURNISHED DATA USED