BOOK 5273 PAGE 109

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,418.00

Ann S. Barefield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 1978.

E. Barnes
Notary Public

MY ~~COMMISSION EXPIRES~~: Dep Reg.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

JAMES P. GUENTHER, 306 Nashville City Bank, Nashville, TN 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| SAM S. BAREFIELD and wife, MARY NELL SELLS BAREFIELD | SAME (NAME) | A portion of Parcel 22 Map 154 |
| 540 Richmar Dr (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville (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, NEAL W. CARTER and wife, ANN R. CARTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAM S. BAREFIELD and wife, MARY NELL SELLS BAREFIELD

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:

Land in the 9th Civil District of Davidson County, Tennessee according to a survey by Holmes-Barber and Associates, Inc. dated April, 1977.

BEGINNING at an existing iron pin in the Westerly margin of Griffith Road ~~and in the Southeast corner of a parcel of land conveyed to Hazel Redd by deed of~~ record in Book 3936, Page 405, RODC, and from that point thence with the Southerly margin of the Redd parcel South 81° 36' 8" West 446.01 feet to a thirty inch Beech tree in the Southwesterly corner of the Redd Parcel; thence North 36° 26' West with the Westerly margin of the Redd tract 310.68 feet to a point; thence South 80° 16' 3" West 273.38 feet to a point; thence North 70° 55' 12" West 227.05 feet to a point; thence North 19° 33' 16" West 260.97 feet to a point; thence North 28° 40' 50" West 140.01 feet to a point; thence South 81° 40' 31" West 110.56 feet to a point; thence South 18° 0' 11" West 131.88 feet to a point; thence South 2° 52' 36" West 220.20 feet to a point; thence South 24° 58' 43" West 395.89 feet to a point; thence South 14° 31' 40" East 179.27 feet to a point; thence North 29° 46' 47" East 189.44 feet to a point; thence South 85° 19' 56" East 17.46 feet to an existing iron pin at a thirty inch Oak tree; thence North 75° 20' 26" East 236.20 feet to a point; thence North 42° 35' West 75.46 feet to a point; thence North 85° 10' 18" East 691.77 feet to a point; thence South 36° 26' East 178.22 feet to a point; thence North 81° 36' 8" East 483.23 feet to a point in the westerly margin of Griffith Road; thence with the Westerly margin of Griffith Road North 16° 35' 55" West 50.53 feet to the point of beginning.

Together with a non-exclusive permanent easement or right-of-way over the existing gravel road from Griffith Road to the land conveyed, said existing gravel road crossing the land of the grantor, for the enjoyment of the said Sam S. Barefield and wife, Mary Nell Sells Barefield, their heirs, successors, and assigns, to pass with or without vehicles for ingress and egress to lands sold. Grantors have heretofore granted to others easements to use the existing roadway and Grantor will in the future grant similar common easements to others. Further, Grantors reserve to themselves, their heirs, executors, administrators, personal representatives, assigns, successors and permittees an easement across the land conveyed, the width of the existing roadway and further, the required width of the roadway which may be built in the future, the center line of which would be the center line of the existing roadway, widened to meet the specifications necessary to dedicate the road as a public way. This easement shall be perpetual and shall run with the land.

This conveyance is subject to all restrictions, easements, or other encumbrances which are matters of public record.

There shall be no temporary buildings or house trailers placed on this property. Any residence shall have a minimum of 1700 square feet of living space. Buildings will be placed on the property as if the center of the existing roadway were the center of the public dedicated roadway.

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

except for easements & restrictions of record

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 this 17th day of January, 1978

Neal W. Carter

Ann R. Carter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James P. Grant, Jr., a Notary Public in and for said County and State, the within named NEAL W. CARTER and wife, ANN R. CARTER

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 17 day of January 1978

Commission expires 9/3/81

James P. Grant, Jr.
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
NEAL W. CARTER and wife,
ANN R. CARTER

TO
SAM S. BAREFIELD and wife,
MARY NELL SELLS BAREFIELD

APR 13 78 CONV 14,418.00
APR 13 78 S'TAX . B* 37.44
APR 13 78 PR'FEE B* .50
APR 13 78 W'DEED B* 4.00 * 41.94

E 59687

IDENTIF. REFERENCE

APR 13 2 05 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.