BOOK 5309 PAGE 177

THIS INSTRUMENT PREPARED BY:

ROCHELLE & CALLIS
Attorneys-at-Law
226 Mt. Juliet Road
Mt. Juliet, Tennessee

SEND TAX BILLS TO:

James L. Root
Rt. 4 Box 508 Dry Creek Rd.
Goodlettsville, Tn. 37072

DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, LEWIS T. BROWN and wife, LONIE BUNDY BROWN, (being the same as LEWIS BROWN and wife, LONIE BROWN), have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto JAMES L. ROOT, a single man, his heirs and assigns, the following described property, to-wit:

TRACT NO. 1: A tract of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described, according to a survey made by Z. J. Wilkinson, surveyor, Nov. 21st, 1938, as follows:

Beginning at a stone in a fence in the southerly margin of a road, the southeast corner of a tract of land owned by Cowley; and running thence North 2° east, with said Cowley's eastern boundary line, 725 feet to the center of Dry Creek Road; thence with the center of said Road, South 28° East 200 feet, South 24° East 100 feet and South 22° East 150 feet; thence leaving said road and with the center of the old road, South 0° 30' West 100 feet, and South 45° East 110 feet to the center of said Dry Creek Road; thence leaving said road, South 2° West 292 feet to a fence on the southerly margin of said first mentioned road; and thence North 61° West, with the southerly margin of said road, 330 feet to the beginning, containing 3.3 acres of land, more or less.

TRACT NO. 2: Being a small tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey of C. J. Carney, Surveyor, January 24, 1959, and as follows, to-wit:

Beginning at a point on the westernly margin of Dry Creek Road, same being in the center of a private roadway and ajoining the property formerly the Dickerson property and previously conveyed to Dickerson by C. A. McMurtry and wife, Laura J. McMurtry. Then following the center of said private roadway back 120 feet and crossing a creek to a point; thence North 3° East 150 feet more or less until it reaches

MAP 25
GROUP
PARCEL 36.00

a creek; thence following on said creek in a northwesterly direction for a period of 60 feet; thence to Dry Creek Road; thence following Dry Creek Road with a curve line in a southeasterly direction 210 feet more or less to the point of beginning.

Being the same property conveyed to Lewis T. Brown and wife, Lonie Bundy Brown (being the same as Lewis Brown and wife, Lonie Brown), by deeds of record in Book 1166, Page 285 and Book 4260, Page 696, both in the Register's Office of Davidson County, Tennessee.

This is improved property known as Route 4, Dry Creek Road, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said JAMES L. ROOT, his heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the within conveyed property, that we have a good and lawful right to sell, transfer andcconvey same, that same is free, clear and otherwise unencumbered, and we will forever warrant and defend the title thereto agains the lawful claims of all persons, whomsoever.

TAXES for the current year shall be pro-rated and settled among the parties hereto.

POSSESSION to be given date of deed.

WITNESS our hands on this the 6th day of July, 1978.

Lewis T Brown
LEWIS T. BROWN

Lonie Bundy Brown
LONIE BUNDY BROWN

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, LEWIS T. BROWN and wife, LONIE BUNDY BROWN, with whom I am personally acquainted, and who each acknowledges the execution of the foregoing instrumrnt for the purposes therein contained.

WITNESS my hand and official seal on this the 6th day of July, 1978.

JUDY P. ADKINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

7-12-78

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STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 19,900.00 .

James T. Root
AFFIANT

Sworn to and subscribed before me, on this the 6th day of July, 1978.

Judy P. Adkins
NOTARY PUBLIC

JUDY P. ADKINS NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:

9-12-78

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IDENTIF. REFERENCE

JUL 10 2 33 PM '78

FELIX Z. [illegible] REGISTER
DAVID[illegible] COUNTY, TENN.

JUL 10 78 CONV 19,900.00
JUL 10 78 S'TAX B* 51.74
JUL 10 78 PR'FEE B* .50
JUL 10 78 M'DEED B* 6.00 * 58.24