Address of New Owners:
Carlton Averitt
P.O. Box 2217
Clarksville, TN. 37040

Send Tax Bills to:
Same

Map-Parcel Nos.:
29 - Par to be
Field Book: assigned

WARRANTY DEED BOOK 5341 PAGE 88

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by

CARLTON AVERITT and CHARLES R. JACKSON

(herein referred to as "Grantees"), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, Susie B. Werrbach, Eva A. Bernard, W. Bernetta Bernard, Charles Fred Bernard, and William Bernard, Sr., (herein referred to collectively as "Grantors"), have bargained and sold and by these presents do transfer and convey unto said Grantees, as tenants in common, without the right of survivorship, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> The property more fully described in Exhibit A, attached hereto, and incorporated herein.

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 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, except for 1978 property taxes, which will be paid by the Grantors. 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.

Whenever 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 hands this 21st day of September, 1978.

Susie B Werrbach
Susie B. Werrbach

Eva A Bernard
Eva A. Bernard

W. Bernetta Bernard
W. Bernetta Bernard

Charles Fred Bernard
Charles Fred Bernard

William Bernard Sr.
William Bernard, Sr.

Exhibit A
Legal Description

BEGINNING at an iron pin ("I.P.") located on the northern margin of Gray's Point Road, being in the original west boundary of the lands of the Benjamin Bernard Estate and the southeast corner of Holland's property; thence north 00° 51' 42" east 1176.02 feet to a marked tree; thence with a line lying west of an irregular wire fence and passing through a corner post at the northern terminus of said fence, north 00° 35' 00" east 1368.73 feet to an I.P. on the southern margin of Bernard Road; thence south 89° 54' 23" east 1037.32 feet to an I.P. on the southern margin of Bernard Road; thence south 07° 26' 17" east 472.72 feet to an I.P.; thence north 77° 23' 56" east 148.48 feet to an I.P. ; thence south 22° 23' 21" east 138.23 feet to an I.P.; thence north 71° 24' 16" east 417.82 feet to an I.P.; thence south 19° 00' 00" east 143.87 feet to an I.P.; thence south 89° 54' 23" east 462.85 feet to an I.P.; thence south 01° 33' 02" east 1290.58 feet to a corner post; thence generally following an irregular wire fence south 01° 12' 21" east 1164.25 feet to an I.P.; thence north 85° 03' 15" west 380.00 feet to an I.P. on the northern margin of Gray's Point Road; thence with a curve to the northwest having a radius of 709.75 feet, a distance of 228.79 feet to a point; thence with said northern margin of Gray's Point Road north 85° 50' 52" west 890.09 feet to a point at the beginning of a curve to the right; thence with said curve having a radius of 969.91 feet, a distance of 394.47 feet to a point; thence with said northern margin of Gray's Point Road north 62° 32' 42" west 482.22 feet to the I. P. being the beginning point.

BEING 134.16 acres, more or less. Being "Parcel A" as set forth in a survey as revised August 15, 1978 by G. Barry Greer, Tennessee registered land surveyor (#211).

Being a part of the same property conveyed to Grantors by Will of Ben Bernard, being the same person as Benjamin M. Bernard, of record in Will Book 64, page 453, Davidson County Probate Clerk's Office, Louise Bernard, the wife of Ben Bernard, having since deceased and the Grantors being all of the children of Ben Bernard.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named SUSIE B. WERRBACH, 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 Nashville, Davidson County, Tennessee, this 12th day of September, 1978.

Notary Public

My Commission Expires: 4-18-82

* * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named EVA A. BERNARD, 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 White's Creek, Davidson County, Tennessee, this 12 day of September, 1978.

Notary Public

My Commission Expires: 2-27-79

* * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named W. BERNETTA BERNARD, 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 White's Creek, Davidson County, Tennessee, this 12 day of September, 1978.

Notary Public

My Commission Expires: 2-27-79

* * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary public in and for said County and State, the within named CHARLES FRED BERNARD, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at White's Creek, Davidson County, Tennessee, this 11 day of September, 1978.

Notary Public

My Commission Expires: 2-27-79

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named WILLIAM BERNARD, SR., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at White's Creek, Davidson County, Tennessee, this 12 day of September, 1978.

Notary Public

My Commission Expires: 2-27-79

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT

The undersigned hereby make oath that the consideration paid for this Deed is $268,320.00

Dated: September 21, 1978

CARLTON AVERITT

CHARLES R. JACKSON

Sworn to and subscribed by me this 21 day of September, 1978.

Notary Public

My commission expires: 7-8-79

This instrument prepared by:
William E. Martin
Harwell Barr Martin & Sloan
Home Federal Building
Nashville, Tennessee 37219

E90074

IDENTIF. REFERENCE

SEP 21 3 39 PM '78

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

SEP21 78	CONV	90,000.00			
SEP21 78	CONV	90,000.00			
SEP21 78	CONV	88,320.00			
SEP21 78	S'TAX		B*	697.58	
SEP21 78	PR'FEE		B*	.50	
SEP21 78	W'DEED		B*	8.00	* 706.08