Folk Book II

BOOK 5376 PAGE 788

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

The actual consideration or value, whichever is greater, for this transfer is $ 44,710.00

Affiant

Subscribed and sworn to before me, this the 19th day of December, 1978.

Notary Public

My commission expires: 8-21-79

IDENTIF. REFERENCE

Dec 19 3 13 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

F. 059 25

SPECIAL MASTER'S WARRANTY DEED

Address new owner(s) as follows:

SAMUEL L. EPTING, et ux
Poplar Creek Road
Nashville, Tennessee

TAX Bills!
Samuel L. Epting
8512 Newsome Sta. Rd.
Kingston Springs, TN

Map & Parcel No.

Map 154
Par 5 Tax

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, I, GEORGE V. CRAWFORD, JR., Special Master with power to convey the below described real estate by Order of the Chancery Court for Davidson County, Tennessee dated October 25, 1978 (#77-1828-II) and of record in Minute Book 6, page 553, Clerk and Master's Office for Davidson County, Tennessee, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto SAMUEL L. EPTING and wife, ANN M. EPTING 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: (Tract A, 31.92 acres)

TRACT A attached hereto as Schedule A

This is unimproved property, known as _____

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicabl to all genders.

WITNESS my hand this 18th day of Dec, 19 78.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me Robert A. Zike a Notary Public in and for said County and State, the within named George V. Crawford, Jr., Special Master the bargainor, with whom I am personally acquainted, and who acknowledged that he is Special Master, executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1978.

Robert A. Zike
Notary Public

My commission expires: July 15, 1982.

DEC 1978 CONV 44,710.00
DEC 1978 S'TAX * 116.22
DEC 1978 PR'FEE * .50
DEC 1978 W'DEED * 6.00 * 122.72

SPECIAL MASTER'S
WARRANTY DEED

FROM

TO

Thompson, Crawford & Rodgers
Attorneys at Law
14th Floor, First American Center
Nashville, Tennessee 37238

SCHEDULE A

TRACT A: Land in the 9th Civil District of Davidson County, Tennessee, described more particularly as follows:

Beginning at a point in the centerline of Poplar Creek Road, being the southeasterly corner of the Gary Pinkerton tract (Map 154, parcel 84), thence in a northerly direction along the easterly boundary of the Gary Pinkerton tract to a point, being the northeasterly corner of the Gary Pinkerton tract; thence continuing in the same northerly direction along the eastern boundary of the Robert T. Pinkerton tract (Map 154, parcel 4) to a point; being the northeasterly corner of the Robert T. Pinkerton tract; thence in an easterly direction along the southern boundary of the Farris Hardwood Lumber Co. Tract (Map 140, parcel 26) to a point, being the southeasterly corner of the Farris Hardwood Lumber Co. tract; thence in a southerly direction along the westerly boundary of the Freddie L. Judd tract (Map 154, parcel 6) to a point, being the northwest corner of an unknown cemetery (Map 154, parcel 62), thence continuing in the same southerly direction along the westerly boundary of the unknown cemetery to a point, being the southwest corner of the unknown cemetery; thence continuing in the same southerly direction along the western boundary of the Freddie L. Judd tract (Map 154, parcel 6) to a point, being the southwest corner of the Freddie L. Judd tract in the centerline of Poplar Creek Road; thence in a westerly direction along the centerline of Poplar Creek Road to the point of beginning. Containing 31.92 acres, more or less.

Being part of the same property conveyed to Abe Demoss Sawyer for life, remainder in fee to his heirs, by deed from Priscilla E. Russell, of record in Book 1140, page 418, Register's Office for Davidson County, Tennessee, the said Abe Demoss Sawyer having since died intestate, Docket #64609, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the following exceptions:

1. Easement for right of way for Poplar Creek Road granted to Davidson County, not of record.

2. Easement for transmission lines granted to Tennessee Valley Authority, not of record.

3. Any encroachments, easements, measurements, variations in area or content, party walls or other facts which a correct survey of the premises would show.

4. The Special Master warrants title only to such title which passes by and through him and no further or otherwise.