BOOK 5392 PAGE 908

TAXES ARE TO BE PAID BY:
C. W. CULWELL, JR.
RT 3 LICKTON PIKE
GOODLETTSVILLE, TN

THIS INSTRUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, BY:
JERE N. McCULLOCH
ATTORNEY AT LAW
[illegible] NORTH CUMBERLAND STREET
LEBANON, TENNESSEE [illegible]

Map 17 Parcel 198 Is

D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration to include the assumption of the first mortgage indebtedness to Jack E. Williams and wife, Robbie P. Williams, the receipt of which is hereby acknowledged, we, RICHARD L. McGAUGH, JR., and wife, SUSAN D. McGAUGH, have this day bargained and sold and by these presents do hereby transfer and convey unto C. W. CULWELL, JR., and wife, R. L. CULWELL, as tenants by the entirety, their heirs and assigns, forever, our one-half (1/2) interest in and to the following tract or parcel of land, situate and lying in the 10th Civil District of Davidson County, Tennessee, bounded and described as follows, to-wit:

A 27.8 acre tract of land north of Lickton Pike and being more particularly described according to a survey by Wayne S. Cooper, Sr., surveyor, April 27, 1970, as follows:

Beginning at a spike in a road, the common corner to property retained by Presley and Ollie Smith property; thence N. 21° 33' W. 372.8 feet to a spike in the center of the road; thence N. 89° 17' W. 139.7 feet to a spike; thence N. 68° 57' W. 154.2 feet to a spike; thence N. 60° 36' W. 278.1 feet to a spike; thence N. 69° 42' W. 184.3 feet to a spike; thence N. 84° 19' W. 232.2 feet to a spike; thence S. 88° 55' W. 318.6 feet to a spike; thence N. 85° 49' W. 203.7 feet to a spike; thence N. 55° 9' W. 79.3 feet to a spike; thence N. 29° 5' W. 68.3 feet to a spike; thence N. 11° 22' W. 147.4 feet to a spike; thence leaving said road S. 52° 19' W. 33.2 feet to the original N.W. corner of the tract of land; thence following an old fence line S. 2° 0' W. 1027.0 feet to an original corner and a planted stone in the fence line on top of ridge; thence with a fence line N. 76° 0' E. 800 feet to a planted stone in corner

of fence; thence S. 17° 0' E. 297.8 feet to an iron pin in corner of fence; thence continuing on following said fence N. 82° 0' E. 597 feet to an iron pin in corner of fence; thence following said fence N. 12° 16' E. 165.2 feet to an iron pin in corner of fence; thence continuing on following said fence N. 88° 19' E. 271.5 feet to the point of beginning, and containing 27.8 acres, more or less.

Also conveyed herewith is a 50 foot strip of land on the easterly side of Deborah Williams property as of record in Book 4259, page 566, Register's Office Davidson County, Tennessee, and more particularly described according to a survey by John B. Bates, Vicking Surveying, as follows:

Beginning at a point in the center of Lickton Pike; thence N. 3° E. 286 feet more or less to Jack Williams property; thence with his southerly margin 50 feet to a point; thence S. 45° W. and S. 3° W. 320 feet, more or less, to center of said road; thence N. 78° 30' E. 50 feet to point of beginning.

Being the same property conveyed to C. W. Culwell, Jr., and wife, R. L. Culwell, and Richard L. McGaugh, Jr., and wife, Susan D. McGaugh, each husband and wife, receiving property as estate by entireties, by virtue of the deed from Jack E. Williams, and wife, Robbie P. Williams, and Deborah S. Williams, dated January 6, 1977, as shown recorded in Book 5104, page 597, Register's Office for Davidson County, Tennessee.

Included in the above description is a parcel of property consisting of a 50 foot wide strip of land owned by the Grantors and Grantees herein. This property was heretofore released from the mortgage lien of Jack E. Williams, et ux, by virtue of the Partial Release as shown recorded at Book 5104, page 600, in said Register's Office. This property is described as follows:

Land being 50-foot wide at all places and crossing over the land conveyed herein, and lying north of Lickton Pike and connecting the Culwell property as recorded in Book 5053, page 393, Register's Office Davidson County, Tennessee, across land conveyed herein to the center line of Lickton Pike.

Beginning at a point in the center line of Lickton Pike (same being the S.E. corner of the Williams land as recorded in Book 4259, page 320, Register's Office Davidson County, Tennessee); thence leaving the road and Williams east line fence N. 3° E. 286.0 feet to a corner

fence post; thence N. 45° E. 142.0 feet to a stake; thence N. 17° W. 136.0 feet to a stake; thence N. 62° 30' W. 155.0 feet to a point; thence N. 44° 30' W. 400.0 feet to a point; thence N. 63° 30' W. 200.0 feet to a point; thence N. 88° 30' W. 260.0 feet to a point; thence N. 80° 30' W. 240.0 feet to a point; thence N. 67° 30' W. 175.0 feet to a point in hollow; thence N. 3° 30' E. 235.0 feet to a point in the center of a old access road; thence N. 11° 22' W. 147.0 feet to a point in the center of old road (Williams original most N.E. corner a common corner to Williams, Spurlock Culwell); thence S. 52° 14' W. 33.2 feet to an iron pin; thence S. 2° W. 404.0 feet to a 4" maple tree in the apex of a fence line at point of Dry Creek Bed; thence crossing the creek bed and uphill S. 67° 30' E. 200.0 feet to a stake; thence S. 79° E. 140.0 feet to a stake; thence S. 80° 30' E. 100. feet to a stake; thence S. 88° 30' E. 242.0 feet to a stake thence S. 63° 30' E. 200.0 feet to a stake; thence S. 44° 30' E. 400.00 feet to a stake; thence S. 62° 30' E. 155.0 feet to a stake; thence S. 17° E. 100.0 feet to a point; thence S. 45° W. 125.0 feet to a point (50 feet from Williams N.E. corner of his 1.2 acre tract); thence S. 3° W. 320.0 feet to the center line of Lickton Pike; thence N. 78° 30' E. 50 feet to the point of beginning.

Grantors herein specifically convey the above-said property free and clear of all encumbrances and liens of any nature whatsoever.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said C. W. CULWELL, JR., and wife, R. L. CULWELL, as tenants by the entirety, their heirs and assigns, in fee simple, forever.

WE COVENANT with said Grantees that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as stated hereinabove; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS OUR SIGNATURES hereto ~~this~~ 29th day of January, 1979.

Richard L. McGaugh, Jr.
RICHARD L. McGAUGH, JR.

Susan D. McGaugh
SUSAN D. McGAUGH

.1599 02/06 86.50- CHECK

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named bargainors, Richard L. McGaugh, Jr., and wife, Susan D. McGaugh, with whom I am personally acquainted and who each acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 29th day of January, 1979.

Jay Watson
NOTARY PUBLIC

My commission expires:
July 18, 1982

The actual consideration or value, whichever is greater for this transfer is $ 30,000.00

AFFIANT

Sworn and subscribed to before me this 29th day of Jan., 19 79.

Jay Watson
NOTARY PUBLIC

My commission expires: July 18, 1982

F. I. 3 0. 4 0.

IDENTIF. REFERENCE

FEB 6 2 13 PM '79

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

MAIL
ENV.