BOOK 5392 PAGE 996

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
207 NORTH CUMBERLAND STREET
LEBANON, TENNESSEE 37087

Map 11 Parcel 112 Js

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, the receipt of which is hereby acknowledged, we, RICHARD L. McGAUGH, JR., and wife, SUSAN DIANE CULWELL 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, the following tract or parcel of land, situated and lying in the 10th Civil District of Davidson County, Tennessee, bounded and described as follows, to-wit:

Being Tract 2 according to a survey by Charles R. Simmons, Surveyor, Lic. No. 421, dated October 1975, described as follows:

Beginning at a large blackgum tree with iron pin driven in it in the old fence line (this point is N 8° East 1442.7 feet from the original southwest corner of the original starting corner of the Pressley Farm); thence leaving the fence line N 88° West 2334.5 feet to a planted rock at base of locust tree in old fence line; thence North (crossing Tanbark Road) 1155.0 feet to a corner of Glasgow; thence East (with Glasgow south line) 899.5 feet to Glasgow corner; thence North 181.5 feet to a point in Glasgow east line and the southwest corner of the Connors Land; thence S 86° East (with Connors' south line) 975.0 feet to a point in line; thence S 10° East 620.0 feet to an iron pin; thence S 25° East 800 feet to a large blackgum tree, the point of beginning, containing 59.30 acres, more or less.

Being the same property conveyed to Richard L. McGaugh, Jr., and wife, Susan Diane Culwell McGaugh, by virtue of the deed from Richard L. McGaugh, Jr., et ux, and Robert R. Galbreath, et ux, dated July 28, 1976, as recorded in Book 5053, page 396, Register's Office for Davidson County, Tennessee, and by deed from Jerry Lee Pressley, et al, of record in Book 4919, page 917, said Register's Office.

Thereis a ten (10) foot easement for ingress and egress to and from the above described property described according to a survey of Charles R. Simmons, Surveyor Lic. No. 421, dated September 30, 1975.

Included with this conveyance is an easement for ingress and egress to the above described property which is a 50 foot access road across Tract 1 as shown on survey of Charles R. Simmons, Surveyor Lic. No. 421 dated October 1975, as follows:

Beginning at an iron pin on the west side of an original access road to the Pressley property, same being the southwest corner of the Spurlock one acre tract of land; thence with Spurlock's west line, N 5° East 65 feet to an iron pin; thence N 54° West 577 feet to a point; thence N 87° West 477 feet to a point; thence N 47° 20' West 572 feet to a point, marked by an iron pin near two poplar trees, this access road lies 25 feet on either side of this line from the beginning point to the ending point.

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, 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; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS OUR SIGNATURES hereto this 29 day of Jan, 1979.

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

Susan Diane Culwell McGaugh
SUSAN DIANE CULWELL McGAUGH

1601 02/06 31.72- CHECK

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

BOOK 5392 PAGE 998

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 Diane Culwell 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 29 day of Janu 1979.

Jay Watson
NOTARY PUBLIC

My commission expires:
July 18, 1982

The actual consideration or value, whichever is greater for this transfer is $ 9,750.00

AFFIANT

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

Jay Watson
NOTARY PUBLIC

My commission expires: July 18, 1982

F. I. 3 0. 4 2.

IDENTIF. REFERENCE

FEB 6 2 16 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5392 PAGE 559