BOOK 5399 PAGE 437

THIS INSTRUMENT WAS PREPARED BY
GAIL P. HIGG, ATTORNEY
200 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

5525 DEED 624.70- CHECK

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLYDE R. WATSON	Same	67
(NAME:)	(NAME:)	
1717 West End Rm.300		#22
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash TN 37203		8D-24000
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ($10.00)----------

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DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

EDWARD A. KNOB and wife, NANCY J. KNOB

have bargained and sold, and by these presents do transfer and convey unto the said CLYDE R. WATSON

his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey by John R. Alley, Surveyor, dated May 6, 1968, as follows:

Beginning at a point in the northerly margin of River Road in the center of Cub Creek; thence, north 26°50' east 228 feet; thence north 39°40' west 133 feet; thence north 30°45' east 109.5 feet; thence North 47°45' west 230 feet; thence North 1°35' west 55 feet; thence north 30°15' east 83.5 feet; thence north 60°45' east 102.2 feet; thence north 72°5' east 177.5 feet; thence south 75°00' east 76.5 feet; thence north 57°30' east 214.5 feet; thence north 60°15' east 55 feet; thence north 11°40' east 95.5 feet; thence north 75°05' east 107.5 feet; thence north 20°20' east 81 feet; thence north 37°40' east 133.5 feet; thence north 19°10' east 83.5 feet; thence north 51°20' east 34 feet; thence south 66°45' east 45 feet; thence south 15°20' east 44 feet; thence south 9°00' west 107.5 feet; thence south 46°45' east 48 feet; thence north 65°50' east 94 feet; thence north 41°45' east 43 feet; thence north 22° 05' east 36.5 feet; thence south 89°55' east 106 feet; thence north 18°00' east 98.8 feet; thence north 41°20' east 62.5 feet; thence north 68°15' east 38.5 feet; thence south 53°45' east 141 feet; thence south 33°45' east 55.5 feet; thence, due east 96 feet; thence south 33°15' east 66.5 feet; thence south 78°20' east 51.5 feet; thence north 74°20' east 58 feet; thence south 61°30' east 40 feet; thence south 24°15' east 43.5 feet; thence south 61°50' east 49 feet; thence north 80°15' east 34 feet; thence north 36°30' east 51.5 feet; thence north 4°05' west 89.5 feet; thence north 37°20' east 47.5 feet; thence north 80°50' east 74.5 feet; thence south 16° 00' east 54 feet; thence south 66°00' east 50 feet; thence north 64°15' east 65.5 feet; thence north 48°45' east 163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 237,000.00

Subscribed and sworn to before me, this the 27th day of February, 1979

Affiant

My commission expires 6/1/80 (Affix Seal)

Notary Public

feet; thence south 65° 30' east 59.5 feet; thence north 41°40' east 123 feet; thence north 85°20' east 31.5 feet; thence south 40°30' east 105 feet; thence south 27°00' east 570 feet; thence south 19°20' west 989.5 feet; thence south 19°20' west 523 feet; thence south 00°15' west 1,074 feet; thence north 85°15' west 181.5 feet; thence south 4°20' west 431.5 feet to a spike in the northerly margin of River Road; thence in a northwesterly direction along the northerly margin of River Road 2,600 feet more or less, to the point of beginning, containing 111.37 acres, more or less.

Being part of the same property conveyed to Edward A. Knob and wife, Nancy J. Knob, by deed from Robert G. Sullivan and wife, Ruby D. Sullivan, of record in Book 4606, page 816, Register's Office for said County.

Included in the above-description, but expressly excluded from this conveyance, is the property conveyed to Lona W. Dozier, by deed of record in Book 4656, page 689, Register's Office, for Davidson County, Tennessee, and described according to a survey by John T. Alley, dated May 6, 1968, as follows:

Beginning at a point on the margin of River Road and the southwest corner of the D. C. Sherrell tract and running with the margin of River Road in a northwesterly direction N 38°00' W 246 feet; thence N 37°20' W 309 feet, thence leaving River Road, N 56°00' E 672 feet to a point in the J. N. Dozier line, thence running S 00°15'W 399 feet to a point in the D. C. Sherrell north line, the same point being the southwest corner of the J. N. Dozier, thence N 80°15' W 181.5 feet to a point in the northwest corner of the D. C. Sherrell tract, thence S 4°20' W 431.5 feet to the point of beginning in the margin of River Road, containing 4.33 acres, more or less.

unimproved ( )
This is improved (X) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CLYDE R. WATSON *his heirs and assigns, forever.*

And we *do covenant with the said* CLYDE R. WATSON *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 1979 taxes; restrictions of record in Book 4239, page 460; easement for flow of Cub Creek lying within boundaries of premises

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* CLYDE R. WATSON *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 27th *day of* February, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward A. Knob
Edward A. Knob

Nancy J. Knob
Nancy J. Knob

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 Edward A. Knob and wife, Nancy J. Knob

the bargainor s., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 19 79.

Patricia A Burgess, Notary Public.

Commission Expires 5/16/80

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

.....
Notary Public

Commission Expires .....

WARRANTY DEED

FROM

Edward A. Knob et ux

TO

Clyde R. Watson

F.I.6.0.25.

IDENTIF. REFERENCE

FEB 28 9 54 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Mail 2nd Trust Bank
Box 811 - Gallatin. Tenn

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208