DAVIS PAGE, ATTY.
121 5TH AVE. W.
SPRINGFIELD, TENN. 37172

WARRANTY DEED

Map 9-147
5-12

THIS DEED OF CONVEYANCE executed and delivered on this 31ST day of October, 1980 by and between ANNIE B ADCOCK NICHOLSON, hereinafter called the Grantor and HAROLD NICHOLSON, hereinafter called the Grantee;

BOOK 5680 PAGE 94

WITNESSETH:

That for and in consideration of the sum of ONE & NO/100 ($1.00), DOLLAR, cash in hand paid, and other good and valuable consideration, as hereinafter set forth and described, I, the said Grantor, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said Grantee, his heirs and assigns, all of my right, title and interest, same being an undivided one-half (1/2) interest as a tenant by the entirety, it being my intention to vest in the Grantee a fee simple title as provided for in Section 64-110 Tennessee Code Annotated, in and to a certain tract or parcel of land situate in the 14th. Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

TRACT NO. 1: Designated as Tract No. 4 on a survey by Kessinger & Associates, Engineers, dated April 10, 1979, described as follows:

Beginning at the intersection of the South margin of Ridgewood Road and the East margin of Greenbrier Road, the northwest corner of this tract and continuing with the East margin of Greenbrier Road as follows: S 15 deg. 13' 16" W, 66.74 feet; thence S 11 deg. 37' 25" W, 93.59 feet; thence S 9 deg. 08' 50" 170.01 feet; thence S 8 deg. 11' 00" W, 136.97 feet; thence S 9 deg. 44' 47" W, 453.43 feet; thence S 11 deg. 44' 25" W, 65.80 feet; thence S 14 deg. 12' 04" W, 100.00 feet to a point in the East margin of Greenbrier Road; thence with a new line, N 89 deg. 38' 54" E, 596.83 feet to a point in the center of Sulphur Branch with an iron pin on the West bank; thence with the center of Sulphur Branch as follows: N 8 deg. 52' 32" W, 142.64 feet; thence N 4 deg. 45' 10" W, 298.56 feet; thence N 77 deg. 29' 15" E. 81.09 feet; thence N 34 deg. 49' 33" E. 95.26 feet; thence N 23 deg. 52' 22" W, 121.25 feet; thence N 5 deg. 54' 38" W 223.70 feet; thence N 84 deg. 33' 51' W, 28.95 feet; thence N 13 deg. 22' 00" W, 152.29 feet; thence N 49 deg. 50' 59" W 47.93 feet; thence N 24 deg. 39' 37" W, 25.31 feet to the intersection of the centerline of Sulphur Branch and the South margin of Ridgewood Road; thence S 88 deg. 25' 09" W, 302.83 feet to the point of beginning, containing 12.12 acres, more or less, and being the same property conveyed to Harold Nicholson, et ux, Annie B. Nicholson by Overton Nicholson reserving a life estate, of record in Deed Book _____, Page _____, Register's Office, Davidson County, Tennessee.

TRACT NO. 2: Designated as Tract No. 5 on a survey by Kessinger & Associates, Engineers, dated April 10, 1979, described as follows:

Beginning at the intersection of the North margin of Ridgewood Road and the centerline of Sulphur Brach, a corner to Buford Knight, the southeast corner of this tract and continuing as follows: S 88 deg. 25' 09" W 263.12 feet to the intersection of the North margin of Ridgwood Road and the East margin of Greenbrier Road; thence with the East margin of Greenbrier Road as follows; N 18 deg. 37' 46" E, 55.00 feet; thence N 20 deg. 48' 13" E,

11/19 6.55 CASH

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154.81 feet to the intersection of the centerline of Sulphur Branch and the East margin of Greenbrier Road; thence with the center of Sulphur Branch as follows; S 63 deg. 42' 06" E, 111.96 feet; thence S 42 deg. 12' 16" E, 77.89 feet; thence S 24 deg. 39' 37" E 90.53 feet to the point of beginning, containing 0.73 acres, more or less, and being part of the same property conveyed of Harold Nicholson, et ux, Annie B. Nicholson, by Overton Nicholson, reserving a life estate of record in Deed Book _____, Page _____, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, his heirs and assigns forever.

The Grantor covenants with the Grantee, his heirs and assigns, that she is lawfully seized in fee of said undivided one-half (1/2) interest; that she has a good and perfect right to make this conveyance, that she will warrant and efend the title in and to said interest in said real estate against the lawful claims and demands of all persons whomsoever.

OF THE CONSIDERATION AFORESAID, the Grantee herein assumes and agrees to pay any indebtedness on said above-described property.

IN TESTIMONY WHEREOF, the Grantor has hereunto set her signature on this 31st day of October, 1980, at Springfield, Robertson County, Tennessee.

Annie B. Adcock Nicholson

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, William R. Goodman III, A Notary Public in and for said County and State the within named ANNIE B. ADCOCK NICHOLSON, the Bargainor with whom I am personally acquainted and who acknowledged that she executed the within Deed Instrument for the purposes therein contained.

Witness My Hand and Official Seal at Springfield, Robertson County, Tennessee, this 31st day of October, 1980.

William R. Goodman III

NOTARY PUBLIC

My Commission expires: ~~2/1/83~~ 11/23/81

Rec'd for E. G. Nicholson

IDENTIF. REFERENCE

Nov 19 9 45 AM '80

FEE $ _____ REGISTER DAVIDSON COUNTY, TENN.

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Subscribed and sworn to before me this the _____ day of _____ 19____