BOOK 5765 PAGE 153

To be assigned

Send Tax Bill To: Carolyn L. Hamsley Evans
1049 Sharpe Ave.
Nashville, Tenn. 37206

THIS DEED OF CONVEYANCE, executed and delivered by James T. Hamsley, hereinafter called the grantor, to Carolyn L. Hamsley Evans, hereinafter called the grantee;

WITNESSETH: That, for the consideration of One ($1.00) Dollar cash and other valuable consideration, receipt of which is hereby acknowledged, I, the said grantor, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantee, heirs and assigns, all of my right, title and interest being an undivided one-half interest in and to a certain tract or parcel of land situate in the 16th Civil District of Robertson County and the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the southern boundary line of a tract of land owned by Jim Huffman, being the northwest corner of a reserved strip of land; thence with Huffman's northern boundary line and the southern boundary line of a tract of land owned by Rich Garrett, westwardly 2240 feet to a point in Garrett's line; thence Southwardly 1436 feet to a point in the northerly boundary line of a tract of land owned by Lum Adcock; thence with Adcock's northern boundary line and the northern boundary line of a tract of land owned by Bowers, eastwardly 2640 feet to a point; thence northwardly 660 feet to a point, the southeast corner of said reserved tract of land; thence North 79 deg. West 255 feet to a point; thence North 89 Deg. West 108 feet to a point; thence North 80 deg. West 114 feet to a point; thence North 58 deg. West 168 feet to a point; thence North 45 deg. West 88 feet to a point; thence North 23 deg. East 400 feet to a point; thence North 71½ deg. East 200 feet to a point; thence North 61 deg. East 152 feet to a point; thence North 33 deg. East 70 feet to the beginning, containing 70 acres, more or less, and being the land conveyed to James T. Hamsley and wife, Carolyn L. Hamsley by Lewis Dean Wallace and wife, Margaret L. Wallace in a deed of record in Deed Book 187, page 439 in the office of the Register of Robertson County, Tennessee, and in Deed Book 4998, page 348 in the office of the Register of Davidson County, Tennessee. The said James T. Hamsley and Carolyn L. Hamsley are now divorced, said Final Decree being dated February 12, 1972, No. 93504 in the Circuit Court for Davidson County, Tennessee and the said Carolyn L. Hamsley is now Carolyn L. Hamsley Evans.

EXCLUSION: There is included in the above description but expressly excluded therefrom, a rectangular tract of land containing about 14 acres on the eastern side of the tract above described, more particularly described as follows: Beginning at the northwestern corner of a tract of land of 18 acres, more or less, conveyed to C. N. Trice and wife, Nannie Lee Trice, in trust to W. O. Lee, Trustee, and fully described in said Trust Deed, which is of record in Deed

NOTED
JUL 2 1981
140-25
ASSESSOR OF PROPERTY
ROBERTSON COUNTY

This deed was prepared by
Yost and Balthrop, Attorneys

RECORDER'S MEMO:
Document Received.

Book 1386, page 269, Register's Office for said County; thence westwardly along the southern boundary line of a tract of land owned by L. P. Dallas and wife, F. A. Dallas, 809 feet to a point in a ravine or hollow; thence in a southerly direction 815 feet to the Bowers (formerly the Adcock) line South of Sycamore Creek; thence eastwardly along the northern boundary of the Bowers (formerly Adcock) line 915 feet to the southwest corner of said 18 acre tract conveyed to C. N. Trice and wife, Nannie Lee Trice to William C. Lee, Trustee; thence North, along the western boundary of said 18 acre tract, 619 feet to the beginning, containing 14 acres, more or less.

TO HAVE AND TO HOLD all of my right, title and interest being an undivided one-half interest in and to the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said grantee, heirs and assigns, forever. The grantor covenants with the grantee, heirs and assigns: (1) That he is lawfully seized in fee of said premises; (2) That he has a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That he will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

Dated at Nashville, Tennessee, this 20 day of March, 1981.

James Thomas Hamsley
James T. Hamsley

STATE OF TENNESSEE,)
)
DAVIDSON COUNTY.)

Personally appeared before me, Margaret Callihan, a Notary Public in and for said county and state, the within named, James T. Hamsley, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within deed instrument for the purposes therein contained.

Witness my hand and seal of office, this 20 day of March, 1981, at Nashville, Tennessee.

Margaret Callihan
Notary Public

My Commission Expires JAN. 20, 1985

My commission expires: _____.

STATE OF TENNESSEE,)
)
COUNTY OF Robertson .)

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I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $17,250.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Carolyn Hamsley
Affiant

Subscribed and sworn to before me on this 2 day of ~~June~~ July 1981.

Bates Ellis
~~Notary Public or~~ Register

STATE OF TENNESSEE, ROBERTSON COUNTY
The foregoing instrument and certificate were noted in Note Book 21, Page 60 At 9:50 O'clock A M July 2 1981
and recorded in Deed Book 234 Series ____ Page 301 State Tax Paid $44.75 Fee .50 Recording Fee 9.00 Total $ 54.25
Witness My hand.
Receipt No. 72245

INDEXED

Bates Ellis
Register

64905

IDENTIFICATION REFERENCE

Jul 2 11 53 AM '81

FEDERAL TITLE INSURANCE CORPORATION