Mail Tax Statement to: to be changed
Larry Snedeker, Trustee
12th Floor, First American Center
Nashville, Tenn
37238

Mail

This document was prepared by
B. L. RICHARDSON, JR., ATTORNEY
Public Square, Franklin, Tennessee

BOOK 5877 PAGE 223

FOR AND IN CONSIDERATION OF THE SUM of Two Hundred Eleven Thousand Five Hundred ($211,500.00) Dollars, paid in cash or the equivalent thereof, the receipt of all of which is hereby acknowledged.

I, Amelia Osburn, Executrix of the Estate of Steve Driver Goodrich, under the power and authority conferred upon me by will of Steve Driver Goodrich, of record in Will Book 136, page 278, in the County Court Clerk's Office of Davidson County, Tennessee, have bargained and sold, and do hereby transfer and convey unto Larry Snedeker, Trustee, his successors and assigns, with full power to sell, convey mortgage or otherwise encumber the title to the following described property, that certain tract or parcel of land, lying, located and being in the Sixth Civil District of Davidson County, Tennessee, more particularly described as follows:

TRACT 1: Land in the 6th, formerly 8th Civil District of said County and being Lot No. 5 on the plat of a subdivision of the west part of the Calhoun Place, Nolensville Road of record in Book 547, page 19, Register's Office for said County. Beginning in the center of the County Road, at the southwest corner of the Turbeville Tract; thence along the center of said road, South 77 deg. west 652 feet to the southeast corner of Lot No. 6; thence with the line between Lots Nos. 5 and 6 north 11 deg. west 494 feet to a stake, the northeast corner of Lot No. 6 in the south line of Lot No. 4; thence with said line north 83 deg. east 652 feet to a stone, the northwest corner of the Turbeville Tract; thence south 11 deg. east 454 feet to the beginning, containing seven and nine hundredth (7.09) acres.

TRACT 2: Land in Davidson County, State of Tennessee, described as follows, to-wit: Beginning at a point in the middle of the Nolensville Turnpike, the former intersection of a 25 foot county road (the same being a corner of lands owned by J. N. Calhoun and William McPherson; thence along the middle of the said pike, north 13¼ west 20¼ poles; thence south 82 west

31¼ poles to a stake; thence south 13¼ east 27-3/4 poles to the middle of the county road mentioned; thence north 77½ east 20.45 poles along the middle of said road; thence north 54½ east 11.5 poles to the beginning, containing in all five acres, more or less.

TRACT 3: Land in Davidson County, State of Tennessee, described as follows, to-wit: Being in the 6th formerly the 8th Civil District of said County and being a part of Lots Nos. 3 and 4 in the subdivision of the west part of the Calhoun Place on the Nolensville Road, being the property conveyed by Thomas C. Jetton and wife, Marie W. Jetton and Leath Jetton, to Geo. D. Waller and wife, Julia A. Waller, and recorded in Book 620, page 535, Register's Office for said County. Said property herein conveyed is further described being Lots Nos. A, 9, 10 and 11 of an unrecorded plan of the resubdivision of Lots Nos. 2, 3 and 4 of the said west part of Calhoun Place, and are bounded as follows:

Beginning at the west margin of the Nolensville Road, where the party line between the Turbeville tract, and Lot No. 4 of the Calhoun Subdivision intersect; thence westwardly with said party line through the northwest corner of said Turbeville Tract and the northeast corner of Lot No. 5 of the Calhoun tract and continuing on westwardly with the party line between Calhoun Tracts Nos. 4 and 5 to an iron pin, being the northwest corner of Tract No. 5 and the northeast corner of Tract No. 6 Calhoun Subdivision and being a total distance of 1133 feet more or less from the margin of the Nolensville Road; thence from above referred to iron pin in a northerly direction following the division line between Lots Nos. 11 and Lot No. 12 of the resubdivision, a distance of 537 feet to the south margin of a 45 foot street; thence with the south margin of said street in an easterly direction, across the fronts of Lots Nos. 11, 10 & 9 being conveyed, a distance of 300 feet to a stake in the northwest corner of Lot No. 8; thence with the division line between Lots Nos. 8 and 9 in a southerly direction a distance of 385 feet to an iron pin, being 131 feet from the point where the line if extended would intersect the first (or south) boundary line called for; thence from above referred to iron pin, in the line between Lots Nos. 8 and 9, in an easterly direction along the back line of Lots Nos. 8, 7, 6,5, and 4 and along the south or side line of Lot No. 1 (all being

Lots of the resubdivision) to the margin of the Nolensville Road a distance of 837 feet, more or less, thence with the west margin of the Nolensville Road, along the front of Lot A., a distance of 100 feet back to the beginning.

The above described property was conveyed to Steve D. Goodrich and wife, Annie W. Goodrich by deed of H. G. McNabb, Trustee, of record in Book 1218, page 465, Register's Office for said County, the said Steve D. Goodrich and wife, Annie W. Goodrich having since died, she having pre-deceased him, and he having devised said property to Amelia Osborne and Lou Frances O. Mangel Gunn, by will of record in Will Book 136, page 278, Office of the County Court Clerk for Davidson County, Tennessee. In said will Amelia Osburn (one and the same as Amelia Osborne) was given the power and authority to sell and convey the property and to give deed therefor without the joinder of any other person .

INCLUDED inthe above description but specifically EXCLUDED therefrom are the following tracts of land:

Tract 1: Land in the 6th, formerly 8th, Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of a subdivision of the west part of the Calhoun Place, Nolensville Road, as of record in Book 547, page 19, Register's Office for said County, and being parts of Lots Nos. 3 and 4 of said Calhoun Place, also called Lots Nos. 9, 10, 11 and part of "A" on the plan of Geo. D. Waller Subdivision of said Calhoun Place, not of record, and part of Lot No. 2 on the plan of Edward L. Ensley, deceased, land, as of record in Minute Book "J", page 782, County Court for said County, described together according to a boundary survey made by Turner Engineering Company, Consulting Engineers, January 18, 1956, as follows:

Beginning at a point on the northerly margin of Tusculum Road at the southeast corner of Lot No. 6 on the Plan of said Calhoun property conveyed to John Boyd Rader and wife, by Sadie Sutton Garrett, by deed of record in Book 1535, page 375, said Register's Office; thence with the eastern boundary line of said Rader property, north 10 deg. 36' west 480.1 feet to Rader's northeast corner, said point being the southeast corner of Lot No. 12 on the Plan of said Geo. D. Waller Subdivision; thence with the line beyween said Lots Nos. 11 and 12, north 4 deg. 15' west 537 feet to an iron pin on the southerly margin of McMurray Drive, formerly west Tusculum Road; thence with the southerly margin of said drive, north 87 deg. 45' east 298.7 feet, to the northwest corner of Lot No. 8 in said Waller Plan; thence with the line between said Lots Nos. 8 and 9, south 1 deg. 55' east 385 feet to the northwest

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corner of Lot "A" in said Waller Plan; thence with the line between Lots Nos. 5, 6, 7, 8 and "A", north 86 deg. 15' east 375 feet to an iron pin; thence south 10 deg. 10' east 554.9 feet to an iron pin on the northerly margin of said Tusculum Road; thence with the northerly margin of said Tusculum Road; thence with the northerly margin of said road, south 80 deg. 13' west 665 feet to the beginning, containing 11.6 acres, more or less.

The above described property was conveyed to Middle Tennessee Land Co., a Tennessee Corporation by installment deed from Steve D. Goodrich and wife, of record in Book 2491, page 145, Register's Office for Davidson County, Tennessee.

Tract 2: A strip or parcel of land in the 32nd Councilmanic District of the Metropolitan Government of Nashville & Davidson County, Tennessee, being part of a tract marked "Turbeville Tract" and shown on the plan of the subdivision of the west part of the Calhoun Place, on Nolensville Road, as of record in Book 547, page 19, Register's Office for said County and described as follows:

Beginning at the present new relocated northwest intersection of Nolensville Road and Tusculum Road; thence westwardly 360.0 feet along the present north margin of Tusculum Road to a point at S. D. Goodrich's southwest corner; thence north 9 deg. 47' west 8.0 feet to a point on the new relocated north margin of Tusculum Road; thence north 83 deg. 09' east 91.4 feet along the new relocated north margin of Tusculum Road to a point; thence northeasterly 230.1 feet along a curve on the new relocated north margin of Tusculum Road to a point; thence north 66 deg. 26' east 27.9 feet along the new relocated north margin of Tusculum Road to a point; thence south 23 deg. 34' east 27.0 feet to the point of beginning, and containing 5246 square feet, more or less, or 0.12 acres.

The above described property was conveyed by Steve D. Goodrich and wife, Annie W. Goodrich to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed of record in Book 4161, page 922, Register's Office for said County.

Tract 3: Beginning at a point in S. D. Goodrich's northeast corner and runs with the present west right of way line of State Route 11 south 7 deg. 59' east, 440 feet to a point in the north margin of Tusculum Road; thence with said margin westerly 124 feet to a point; thence northerly 32 feet to a point 154 feet left of Centerline Station 292+ 55 of the present centerline of State Route 11; thence

thence easterly 52 feet to a point 103 feet left of Centerline Station 292 + 67 of the present centerline of State Route 11; thence with a curve to the left having a radius of 31 feet an arc distance of 41.1 feet to a point; thence north 7 deg. 59' west, 423.8 feet to a point in C. B. Brooks South boundary line; thence with said boundary line north 87 deg. 01' east, 44 feet to the point of beginning, containing 0.49 acres, more or less.

The above described property was vested in the State of Tennessee by Final Judgment of the First Circuit Court of Davidson County, Tennessee, of record in Book 4179, page 712, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging, to the said Larry Snedeker, Trustee, his heirs, successors and assigns, forever.

And I, Amelia Osburn, Executrix under the will of Steve Driver Goodrich, deceased, so far as I can in my capacity as such Executrix, but no further or otherwise, covenant with the said Larry Snedeker, Trustee, that I am lawfully seized and possessed of said land, have a good right to convey it and that it is unencumbered except by taxes for 1982, which have been pro rated and will be paid by the grantee when due.

I do further covenant and bind myself, my successors and representatives so far as I can in my capacity as such Executrix, but no further or otherwise to warrant and forever defend the title to said property to the said Larry Snedeker, Trustee, his heirs, successors and assigns, against the lawful claims of all persons.

The above mentioned property is conveyed subject to the following:

1. Easement for construction and maintenance of a ditch and drainage structure and Easement for a slope, of record in Book 3179, page 712, Register's Office for Davidson County, Tennessee.

2. Right to trim and cut trees and undergrowth along telephone and telegraph lines, as set out in grant fromS. D. Goodrich to Southern Bell Tel. & Tel. Co., of record in Book 1113, page 592, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 1224, page 298, Register's Office for Davidson County, Tennessee.

4. All visible easements lying on and across the property.

5. Applicable zoning ordinances and building regulations.

Witness my hand on this the 22nd day of April, 1982.

Amelia Osburn, Exetrix.
EXECUTRIX OF THE ESTATE OF
STEVE DRIVER GOODRICH

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jennie L. Smithson a Notary Public in and for said County and State, the within named Amelia Osburn, Executrix of the estate of Steve Driver Goodrich, deceased, by virtue of the authority and power vested in her/under Item 12 of said Will, which is of record

in Will Book 136, page 278, County Court Clerk's Office of Davidson County, Tennessee, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, at this office, in Franklin, Tennessee, on this the 22nd day of April, 1982.

Lennie L. Smithson
NOTARY PUBLIC.

My commission expires: July 9, 1984

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$211,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 19 82

MY COMMISSION EXPIRES July 9, 1984 Lennie L. Smithson
(AFFIX SEAL) Notary Public

G. 8. 8 6 5 1

IDENTIF. REFERENCE

APR 26 2 46 PM '82

FELIX Z. HASKINS II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			211500.00- CO	
			549.90 CO TX	
			.50 PRFEE	
			21.00 WDEED	
			CHECK	571.40-
			3830A04/26/62 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 8. 8 6 5 1

IDENTIF. REFERENCE

APR 26 2 47 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 877898