OFFICIAL RECEIPT

BOOK 5914 PAGE 945

Send Tax Bills To: To be assgn.
Mrs. Lillie A. Sanders Porch
River Road, Rt. 2
Nashville, TN.

This Instrument Prepared by:

Thomas E. Fox
Attorney At Law
405 Main Street
Franklin, Tennessee 37064

owner: Deane Porch
Rt. 2, River Road
Nashville, TN.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of one ($1.00) Dollar cash in hand paid the receipt of which is hereby acknowledged I, Dean Porch,asingle person, have this day bargained and sold and do by these presents transfer and convey unto Louise G. Lynch, her heirs and assigns my one-half undivided interest in and to a certain tract or parcel of land except a life estate which I retain for myself therein located and situated in Davidson County, Tennessee, more particularly bounded and described as followsto-wit:

Being part of lot No. 3 and a small part of lot No. 2 in the subdivision of the S.T. Davidson Tra as of record in Plan Book 2, page 166, of the Chancery Court of Davidson County, Tennessee, described as follows: Beginning in the center of the River Road and running thence north 11 3/4° east 400 feet to a stone; thence north 50° east 100 feet to a box elder; thence north 76½° west 840 feet to a stone and pointers in Plumblee's line; thence with Plumblee's line south 2 3/4° west 721 feet to the center of River Road; thence in the center of River Road north 84½° east 700 feet to the beginning, containing 10.06 acres, according to a survey made by Erle Drake, County Surveyor, November 16,1918. Being the same property conveyed to my mother Mrs. Lillie Ann Sanders Porch as evidenced by deed of record in Book 1339 page 608 R.O.W.C. Tennessee, and inherited by my sister, Polly Porch Lowrey and the grantor herein upon the death of our mother, the said Lillie Ann Sanders.

There is included in the foregoing description but excluded from this conveyance two tracts or parcels of land previously conveyed by our mother during her life time bounded and described as follows:

Tract 1

Beginning at a point in the middle of River Road, and running thence North 15-00East 538 Feet to a stake, the North boundary line of Lillie Ann Sanders Porch, and thencce with the North boundary line South 75° 30 East 224.5 feet to a Box Elder, the Northeast corner of the Lillie Ann Sanders Porch lands, and thence with the East boundary line of the Lillie Ann Sanders Porch lands South 52° W 103.4 feet to a stake and thence South 14° 15 W 400 feet to the center of the River Road, and thence with the River Road South 86.30 W, 173.5 feet to the beginning, containing by survey 2 acres.

07/26 23.00- CHECK

9676

QUALITY OF PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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This said transfer is made subject to the following covenant and agreement; That running with the land that no dance hall, beer tavern,or place where other intoxicants are sold, or other place contributing to immorality, shall be erected or conducted on the said lands, for a period of twenty years. There is a further agreement that the seller shall retain a one-half interest in any mineral, oil, or gas rights to be taken from the lands here transferred. As evidenced by book 1494 page 27 R.O.D.C.,Tennessee

Tract 2

Being part of Lot no.3 on the Plan of the Subdivision S.T. Davidson Tract, as of record in Plan Book 2, page 166, Chancery Court at Nashville, described according to a survey made by George T. Watkins, surveyor, October 29, 1953, as follows; Beginning at a point in the center of River Road at the southwest corner of the property conveyed to Bert L. Tarkington and wife, by deed from Mrs. Lillie Ann Sanders Porch, of reoord in book 1494, page 27, Register's Office for said county; thence with the western boundary line of said Tarkington property, north 13° east 539 feet to the southern boundary line of the property conveyed to Jordan; thence with Jordan's southern boundary line, north 76° 30' West 115 feet to an iron pin; thence south 13° west 578 feet to the center ofsaid River Road; thence with the center of said road north 84° 30' east 122 feet to the beginning,containing 1.5 acres more or less. Being part of the property conveyed to Mrs. Lillie Ann Sanders Porch by deed from Martin Thomas O'Brien and wife of record in book 1339, page 608, said Register's Office. It is understood and agreed in the contract with the deed,that no business in which the sale of liquor is made, or general entertainment or night club shall be established any time on the premises. As evidenced by deed of record in book 2249 page 319 R.O.D.C. Tennessee

To have and to hold the foregoing property unto the grantee, her heirs and assigns in fee simple, forever.

I do covenant with the grantee herein that I am lawfully seized and possessed of said property, that it is free from all encumbrance, and that I have a good and lawful right to sell transfer and convey the same.

I do further covenant and warrant that I will defend the title to said property unto the said Louise G. Lynch, her heirs and assigns against the lawful claims of all persons whomsoever.

x Dean Porch
Dean Porch

STATE OF TENNESSEE, WILLIAMSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 75000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Louise G. Lynch

Subcribed and sworn to before me this the 15th day of July 19 82

Thomas E Fox
Notary Pub. State

NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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Personally appeared before me, Thomas C Fox,
a Notary Public, in and for said County and State, the within named Dean Porch, the bargainor, with whom I am personally acquainted, and acknowledged that he executed the annexed instrument for the purposes therein contained.

Witness my hand this the 15 day of July, 1982.

Thomas C. Fox
Notary Public

My Commission Expires:
6-4-84

RUSH

HOLD

IDENTIF. REFERENCE

JUL 26 9 24 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			7500.00- CO	
			19.50 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	29.00-
			9676A07/26/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H O L D 1 3

IDENTIFICATION REFERENCE

Jul 26 8 24 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 893156