DEED OF EXCHANGE AND PARTITION

BOOK 5940 PAGE 49

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NONE

Martha Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF September 1982.

Linda L Wolder
Notary Public

MY COMMISSION EXPIRES: 10/24/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr.,Attorney, 9000 E. Church St.,Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN M. FERGUSON (NAME)	SAME (NAME)	
2502 Blair Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Street Address of property: Map-Parcel
12th Ave. North at Grundy St.,Nashville, Davidson Co.,TN 93-9-119 9W-08150
2 Acres and log house(life estate),Williamson Co., TN CLT 48-01300

H09457

IDENTIF. REFERENCE

SEP 22 8 38 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

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NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARTHA COOK (NAME)	SAME (NAME)	
308 Clearlake Drive, West (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Street Address of property: Map-Parcel
912 19th Ave. South, Nashville, Davidson Co.,TN 92-16-315 10W-06895
Hwy. 100, 15.3 acres, Bellevue, Davidson Co.,TN 168-78 9D-50780
Hwy 48, house & 15.5 acres, Hickman, TN 47-00600

09/22 18.00- CHECK

46

THIS AGREEMENT made and entered into on this 21st day of September, 1982, by and between brother and sister as tenants in common, dividing their jointly held property so that legal title will be vested as follows:

1. 12th Avenue North at Grundy Street, Nashville, Davidson County, Tennessee, southeast corner, two buildings.

MARTHA COOK

1. 912 19th Avenue South, Nashville, Davidson County, Tennessee, house and lot.

2. Highway 100, 15.3 acres, Bellevue, Davidson County, Tennessee, unimproved lot.

3. Highway 48, house and 15.5 acres, Nunally, Hickman County, Tennessee.

That title to the camp in Williamson County, Tennessee, consisting of a log house and 2 acres will be a life estate in John M. Ferguson for and during his natural life and the remainder interest in Martha Cook.

That all of the hereindescribed real estate is vested in John M. Ferguson and Martha Cook as the sole surviving heirs at law of Cheatham B. Ferguson, who deceased and his estate closed June 5, 1980 in Davidson County, Tennessee.

FOR AND IN CONSIDERATION of the aforesaid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN M. FERGUSON AND MARTHA COOK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN M. FERGUSON, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 218 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", Page 136 and 137, Chancery Court at Nashville, described as follows:
Beginning at the southeast corner of 12th Avenue North, formerly McNairy Street and Grundy Street; thence with the easterly margin of said Avenue southwardly 108 feet, more or less, to the northerly margin of Porter Street; thence with the northerly margin of Porter Street eastwardly 50 feet; thence northwardly and parallel with the easterly margin of 12th Avenue North, 120 feet, more or less, to the southerly margin of Grundy Street; thence with the southerly margin of said Street westwardly 50 feet, more or less, to the beginning.

Being the same property conveyed to C. B. Ferguson by deed from Sam Garfinkle and wife, Eva Garfinkle, of record in Book 1284, Page 549, said Register's Office. The said C. B. Ferguson having since deceased and the property now vested in John M. Ferguson and Martha Cook as the sole surviving heirs at law. C. B. Ferguson being one and the same person as Cheatham B. Ferguson.

FOR AND IN CONSIDERATION of the aforesaid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN M. FERGUSON AND MARTHA COOK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARTHA COOK, hereinafter called the Grantee, her heirs and assigns, a certain tracts or parcels of land in the State of Tennessee, described as follows: To-wit:

912 19th Ave. South, Nashville, TN, Davidson County, TN
Land in Davidson County, Tennessee, being Lot No. 163 of O. B. Hayes Plan of small lots in Nashville, Tennessee, fronting fifty feet on the east side of 19th Avenue South, formerly Laura Street, and extending back between parallel lines 150 feet to an alley, as per plan of said property in Plan Book No. 1, Page 81, of the Chancery Court at Nashville.

Being the same property conveyed to C. B. Ferguson by deed from Fred M. Green, Co-Executor of the estate of Aline E. Harris, deceased, of record in Book 2741, Page 243, and by deed from DeWitt S. Harris, Co-Executor of the estate of Aline E. Harris, deceased, of record in Book 2741, Page 237, Register's Office for Davidson County, Tennessee. The said C. B. Ferguson having since deceased and the property now vested in John M. Ferguson and Martha Cook as the sole surviving heirs at law. The said C. B. Ferguson being one and the same person as Cheatham B. Ferguson.

Highway 100, 15.3 acres, Bellevue, TN, Davidson County, TN
Land in the 9th Civil District of Davidson County, Tennessee, about 1 mile east of Linton, on the south side of Highway No. 100, formerly known as the Nashville & Centerville Road, and described as follows: Beginning at a point in the south margin of Highway No. 100, at the northwest corner of a tract of 11.31 acres, conveyed to Gray Ray Martin and wife, by deed of record in Book 2859, Page 487, Register's Office; thence with the margin of said Highway, South 73° West 282.9 feet to the northeast corner of C. M. Beard's lot; thence with the line of said Beard's lot; South 17° East 233 feet; South 76° 30' West 150 feet to the east line of Thurman Austin's Property; thence with said Austin's line, South 17° East 864 feet; South 82° West 105.6 feet to the east line of the Glen Perry's Property; thence with said Perry's line, South 14° East 655 feet; North 87° East 400 feet; thence with the above mentioned Martin's line, North 10° 30' West 1817 feet to the point of beginning.

Being the same property conveyed to C. Brownlow Ferguson by deed from Anthony K. McPherson and wife, Betty B. McPherson of record in Book 2884, Page 103, Register's Office for Davidson County, Tennessee. The said C. Brownlow Ferguson having since deceased and the property now vested in John M. Ferguson and Martha Cook as the sole surviving heirs at law The said C. Brownlow Ferguson being one and the same person as Cheatham B. Ferguson and C. B. Ferguson.

Highway 48, house and 15.5 acres, Nunally, TN , Hickman County, TN
Beginning on an iron pin in the west right of way of the L & N Railroad, Bakers Northeast corner, thence with a blazed and painted line N82°W 512' to an iron pin in the right of way of Highway #48; thence with the same, the following calls: N11°E 100', N13°E 200', N2°E 100', N22°W 100', N41°W 180', N29°W 100', N16°W 100', N2°E 170' to an iron pin in a small hollow; thence S87°E 1150' to a stake in the railroad right of way; thence with the same the following calls; S46°W 203', S42°W 205' S32°W 205", S16°W 205', S4°W 100', S1°W 227' to the point of beginning, containing 15 1/2 acres, more or less, being described according to a survey by Thomas E. Lawson, Surveyor, Tennessee License No. 650, on May 5, 1978.

Being the same property conveyed to Brownlow Ferguson by deed from Callie Ferguson Roberts of record in Deed Book 26, Page 283, Register's Office for Hickman County, Tennessee. The said Brownlow Ferguson having since deceased and the property now vested in John M. Ferguson and Martha Cook as the sole surviving heirs at law. The said Brownlow Ferguson being one and the same person as Cheatham B. Ferguson C. B. Ferguson and C. Brownlow Ferguson.

FOR AND IN CONSIDERATION of the aforesaid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN M. FERGUSON AND MARTHA COOK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN M. FERGUSON, for and during his natural life and the remainder interest to MARTHA COOK, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows: To-wit:

A tract or parcel of land lying and being in the First Civil District of Williamson County, Tennessee, described as follows: to-wit: Beginning at a stake in W. H. Kings line on North side of branch running North 28 deg. East 18 poles to a stone; thence North 70 deg. West 20 poles to a stake thence South 24 deg. west 14 1/4 poles to a stake thence South 15 deg. West 8 poles to a willow on north side of branch; thence south 74 deg. East 10 3/4 poles to a Sycamore on North side of branch; thence North 80 deg. East 4 1/4 poles to the beginning being 2 acres, more or less. Mrs. H. J. DeMoss is to have the right to build a basin in the spring just north of the above described property which spring is located on my property and run a pipe line from said spring to the above described property but the said Mrs. H. J. DeMoss shall not obstruct the spring to the extent that I T. D. King cannot have stock water. It is further stipulated that Mrs. H. J. DeMoss shall furnish to the Fernvale Hunting and Fishing Club, Inc., a right of way through the hereby conveyed property.
There is included in the above description but to be excluded therefrom the following parcel of land conveyed to G. R. Womack by deed of Mrs. Nova DeMoss, et vir of record in Deed Book 76, Page 398, R.O.W.C., Tennessee.
A certain tract or parcel of land in the 1st Civil District of Williamson County, State of Tennessee, as follows:
Beginning at a pile of stone in Wendell Kings line being the northeast corner of the Mrs. H. J. DeMoss tract of which this conveyance is part, thence with said line and with T. D. Kings heirs line N. 70 deg. W. 7 1/2 poles to a stake in same with post oak and and White oak pointers on a hillside said DeMoss corner; thence with their line S. 16 deg. W 11 1/2 poles to a stake on the south edge of the road their corner; thence with south edge of said road south 28 deg. east 6 poles to a stake on the south edge of said road, said DeMoss corner in Wendell King's line, thence with said King's Line N. 28 deg. E 14 3/4 poles to the beginning, containing one half (1/2) acres, more or less, and being the northeastern portion of a tract of land sold by T. D. King and wife to Mrs. H. J. DeMoss by deed of record in Deed Book 65, Page 109 in the Register's Office of Williamson County, State of Tennessee. And being the same property conveyed to Coy E. Essary and wife, Dorothy J. Essary by deed of Paul E. Sexton, et ux of record in Deed Book 94, Page 558, R.O.W.C., TN.
This conveyance is made subject to any and all easements and rights of way as shown in deed of record in Deed Book 67, Page 109, R.O.W.C, TN.

Being the same property conveyed to C. B. Ferguson by deed from Coy E. Essary and wife, Dorothy J. Essary as of record in Deed Book 98, Page 194, Register's Office for Williamson County, Tennessee. The said C. B. Ferguson having since deceased and the property now vested in John M. Ferguson and Martha Cook as the sole surviving heirs at law.

The said Cheatham B. Ferguson, C. B. Ferguson, Brownlow Ferguson

and C. Brownlow Ferguson are all one and the same person.

Jack E. Cook joins in for the purpose of conveying any marital rights he may have in all the real property described herein.

That this Agreement is in full and final settlement of all claims each has against the other except the C. B. Ferguson note they hold together, which they own 1/2 each. The note being on a mortgage on 1019 Sharpe Avenue, Nashville, Tennessee. They also hold individually a purchase money note each on 1916 19th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever, and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise herein set out; 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 21 day of September, 1982.

John M. Ferguson
JOHN M. FERGUSON

Martha Cook
MARTHA COOK

Jack E. Cook
JACK E. COOK

STATE OF TENNESSEE)

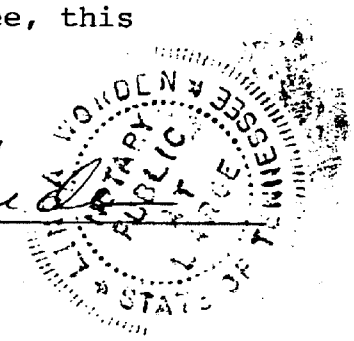
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN M. FERGUSON, single, MARTHA COOK AND HUSBAND, JACK E. COOK, the bargainors, 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 Brentwood, Tennessee, this 21st day of September, 1982.

Linda Worden
NOTARY PUBLIC



My commission expires: 10/21/84.