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FORM NO. WD-1

H 43265

STATE OF TENNESSEE } DIVISION OF PROPERTY
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,300

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April 1983

Notary Public

MY COMMISSION EXPIRES: 8-11-85

(AFFIX SEAL)

IDENTIF. REFERENCE

APR 21 1 25 PM '83

FELIX R. WILSON II REGISTER
DAVIDSON COUNTY, TN

PAID

THIS INSTRUMENT WAS PREPARED BY

Stinnett & Wilkinson, Attorneys, 108 South Main Street, Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. McGowan (NAME)	Same (NAME)	Map 103-3
Route 6 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 268
Ashland City, Tennessee 37015 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	91-13-134 JW 91-10-Para

435:436

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED ~~I/WE~~ We, Jerry W. Blair and wife, Joy Blair

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. McGowan

all our right, title and interest in and to HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Cheatham, Davidson and Hickman Counties, ~~DAVIDSON COUNTY~~, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT NO. 1: BEING Lot No. 37 in Valley View Subdivision, Section 2, as shown on plan of said subdivision, of record in Plat Book 1, page 19, Register's Office for Cheatham County, Tennessee, to which record reference is here expressly made.

BEING the same property conveyed to Robert L. McGowan and Jerry W. Blair, by deed from M. H. Cole, Jr. and wife, Helen Cole, of record in Book 181, page 297, Register's Office for Cheatham County, Tennessee.

This conveyance is subject to restrictions of record in Book 114, page 279, said Register's Office.

TRACT NO. 2: Land in the 9th Civil District of Cheatham County, Tennessee, described as follows: BEING Lots Nos. 5, 6, 7 and 8, Hidden Coves Estates, Section 2, as shown on the plan of said subdivision, of record in Plat Book 2, page 98, Register's Office for Cheatham County, Tennessee, to which plat reference is here expressly made.

TRACT NO. 3: BEING Lot No. 17 on the unrecorded plan of Hidden Coves Estates, Section 3, and more particularly described as follows: BEGINNING at a point in the centerline of Hidden Cove Drive, the same being the northwest corner of Lot No. 1 on the plan of Hidden Coves Estates, Section 2, of record in Plat Book 2, page 98, Register's Office for Cheatham County, Tennessee; thence South 6° 05' 29" East 175.19 feet to a point in the center of Caney Branch, the same being the southwest corner of said Lot No. 1; thence with Caney Branch, South 74° 58' 37" West 319.69 feet and North 72° 57' 40" West 45 feet to a point; thence North 11° 45' 47" West, passing through iron pins on the north bank of Caney Branch, the south and north margins of a 50 foot easement 653.41 feet to an iron pin in the south line of Lot No. 20; thence with the south line of Lot No. 20, North 62° 20' 31" East 300 feet to an iron pin; thence South 20° 33' 32" East 571.46 feet to the beginning, containing 5.58 acres, more or less. (description continued on attached sheet)

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 is 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 21st day of April, 1983

Joy Blair

Jerry W. Blair

STATE OF TENNESSEE
~~Davidson~~ Cheatham County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry W. Blair and wife, Joy Blair

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 Ashland City, Tennessee, this 21 day of April 1983

Commission expires 12-7-1985

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JERRY W. BLAIR et ux

TO

ROBERT L. McGOWAN

STATE OF TENNESSEE
CHEATHAM COUNTY:
Office of the Register 4-21, 1983
I, BETTY J. ROSS, Cheatham County Register do certify that the foregoing instrument and certificate were received in my office at 11:45 o'clock A.M., on 4-21, 1983; entered in Note Book T, Page 146, and recorded to Book No. 220, Page 821. The following amounts were paid under receipt No. 12833,

STATE TAX: DEEDS: $ _____
STATE TAX: MTGS.: $ _____
PROBATE FEE: $ _____
RECORDING FEE: $ 9.00
TOTAL: $ 9.00

Betty J. Ross Register

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(description continued)

TRACT NO. 4: BEING Lot No. 20 on the unrecorded plan of Hidden Coves Estates, Section 3, and more particularly described as follows: BEGINNING at a point in the centerline of Overlook Drive, the same being the common corners of Lots Nos. 10, 11, 19 and 20 of Hidden Coves Estates, Section 3; thence South 48° 25' 50" East 500 feet to an iron pin; thence South 62° 20' 31" West 400 feet to an iron pin; thence South 63° 36' 52" West 337.97 feet to an iron pin; thence North 2° 38' 11" West 425.48 feet to a point in the centerline of Overlook Drive, the same being the common corners of Lots No. 11, 15 and 20 of said subdivision; thence with the centerline of Overlook Drive, as follows: South 87° 29' 48" East 40.07 feet; North 80° 49' 31" East 133.65 feet; North 37° 13' 21" East 92.33 feet; North 34° 37' 02" East 67.01 feet; North 20° 17' 21" East 75.45 feet; and North 23° 58' 14" East 25.84 feet to the beginning, containing 5.04 acres, more or less.

Lots Nos. 17 and 20 being subject to a TVA easement.

Tracts Nos. 2, 3 and 4 being a part of the same property conveyed to Jerry W. Blair and Robert L. McGowan, by deed from Harry G. Notgrass, of record in Book 186, page 416, Register's Office for Cheatham County, Tennessee.

TRACT NO. 5: BEING in the 2nd Civil District of Hickman County, Tennessee, described as follows: BEGINNING at a stake in the south margin of Morgan's Creek Road such stake being located on a line South 45° West 30 feet from Paul Tidwell's southwest corner; thence South 45° East 1060 feet to a stake; thence South 45° West 1000 feet to a stake; thence North 45° West 1928 feet to the south margin of Morgan's Creek Road; thence with the south margin of said road, 1550 feet to the point of beginning, containing by measure 27 acres, more or less.

BEING the same property conveyed to Jerry W. Blair and Robert L. McGowan, by deed from Willard Richards and wife, Sarah Richards, of record in Book 47, page 407, Register's Office for Hickman County, Tennessee.

TRACT NO. 6: Land in Davidson County, Tennessee, BEING Lots Nos. 1 and 2 on the McGowan Subdivision, of record in Book 5190, page 332, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING on the southerly margin of Robertson Road at the northwest corner of the William T. Amonette property of record in Book 5386, page 816, said Register's Office; thence with said Amonette's westerly line, South 25° 13' West 223.9 feet; thence North 65° 30' West 92 feet to the easterly margin of Lovell Street; thence with the same, North 25° 13' East 199.21 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 38.96 feet to the southerly margin of Robertson Road; thence with the same, South 65° 30' East 67.31 feet to the beginning.

BEING the same property conveyed to Robert L. McGowan and Jerry W. Blair, by deed from James W. McGowan and wife, Judith L. McGowan, of record in Book 5482, page 184, Register's Office for Davidson County, Tennessee.

TRACT NO. 7: Land in Davidson County, Tennessee, BEING Lot No. 10 of Block 5, Sylvan Park Plan as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the northerly side of Utah Avenue, formerly 7th Avenue, and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Jerry W. Blair and R. L. McGowan, by deed from Cora Bell Merideth, a widow, of record in Book 4690, page 805, Register's Office for Davidson County, Tennessee.

TRACT NO. 8: Land in Davidson County, Tennessee, BEING Lot No. 138 on the Map of West Nashville Heights, as of record in Book 332, page 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 138 fronts 60 feet on the northerly side of Twin Street and runs back between parallel lines 170 feet, more or less, to an alley.

BEING the same property conveyed to Jerry W. Blair and Robert L. McGowan, by deed from Elizabeth Hill Bomar, of record in Book 4787, page 668, Register's Office for Davidson County, Tennessee.

Robert L. McGowan and R. L. McGowan are one and the same persons.

The purpose of this conveyance is to partition lands owned by the parties as tenants in common.