THIS INSTRUMENT PREPARED BY: Vicky V. Klein, Attorney at law
907 Two Mile Parkway, Building E
Goodlettsville, TN 37072

Mail

WARRANTY DEED

BOOK 6182 PAGE 183

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
PATRICIA FRAZIER NEELY 7815 Highway 100 Nashville, TN 37221	SAME	Map 156 Parcels 46 and 97

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELVANA FRAZIER RUSSELL, hereinafter referred to as Grantor, has this day bargained and sold and does hereby transfer and convey unto the said PATRICIA FRAZIER NEELY, hereinafter referred to as Grantee, her (successors), heirs and assigns, a one-half (1/2) undivided interest in and to certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Located and situated in the 9th Civil District of Davidson County, Tennessee, and being further described as follows: Beginning at stake in Wright's and Forehand's line twelve (12) feet northeast of its intersection with the south boundary of the State Highway No. 100; thence with A. H. Wright's line S 24° E 28-3/4 poles to a stake in center of Big Harpeth River; thence down said river N 47 1/__° E 36 poles, 66° E 44 poles to a stake in center of same; thence E 14 poles to stake in center of same; thence N 75° E 12 poles to a stake in center of same; thence N 40° E 14 poles to a stake in the center of same; thence N 20° E 20 poles to a stake in the center of said river opposite the mouth of Little Harpeth River; thence N 4° W 20 poles to a stake in the center of said Big Harpeth River; thence N 15° W 11½ poles to a stake in center of said river under State Highway bridge and center of said highway N. G. Jones southeast corner of a tract of land which he purchased of A. J. Wright; thence with said Jones line and with center of said highway S 55° W 129-3/4 poles to a stake in center of said highway said Jones southwest corner in said C. H. Forehand line; thence with said Forehand's line S 45° W 10-3/4 poles to the beginning, containing twenty-six (26) and fifteen (15) square poles, more and less.

INCLUDED in the above description but EXPRESSLY EXCLUDED THEREFROM is a portion of the above described premises having been heretofore conveyed from W. P. Frazier and wife, Etha Frazier, to Jasper M. Neely and wife, Patricia Ann Neely, by deed of record in Book 4800, page 663, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

A tract of land located in the 9th Civil District of Davidson County, Tennessee State Highway No. 100 and being more particularly described as follows: Beginning at an iron pin set on the southerly right of way line of Tennessee State Highway No. 100 at a corner common to lands now or formerly owned by W. P. Frazier, et ux, and the most westerly corner of the lands herein described; thence from the beginning along the southerly right-of-way line of said State Highway No. 100, N 53° 45' E 156 feet to an iron pin set at a corner of lands of said W. P. Frazier, et ux; thence, leaving said highway and along said W. P. Frazier's line being marked by iron pins as follows: S 43° 45' E 260 feet, S 53° 45' W 156 feet and N 43° 45' W 280 feet to the point of beginning, containing one (1) acre, more or less.

ALSO INCLUDED in the above description, but EXPRESSLY EXCLUDED THEREFROM is a portion of the above described premises having been heretofore conveyed from Etha Frazier, widow, to the State of Tennessee for the use and benefit of the Department of Conservation, by deed of record in Book 5143, page 915, said Register's Office, being more fully described as follows:

A certain tract or parcel of land located in the 9th Civil District of Davidson County, Tennessee, and more particularly described as follows: Beginning at a point located in the south right-of-way margin of U. S. Highway No. 100, said point being 19.0 feet east from the west end of Harpeth River Bridge; thence with the southerly margin of U. S. Highway No. 100 N 53° 06' E 330.0 feet to a point in the center of Harpeth River; thence with the center of the Harpeth

River S 5° 16' E 146.80 feet to a point; thence leaving the Harpeth River, S 53° 06' W 253.0 feet to a point; thence N 36° 54' W 65.0 feet to a point; thence S 53° 06' W 825.0 feet to a point, said point being the most southwesterly corner of the herein described tract; thence N 36° 54' W 60.0 feet to a point in the southerly margin of U. S. Highway No. 100; thence with said right-of-way margin as follows: Thence N 53° 06' E 200.0 feet to a point; thence S 36° 54' E 7.0 feet to a point; thence N 53° 06' E 625.0 feet to a point; thence N 36° 54' W 7.0 feet to the point of beginning and containing an area of 1.86 acres, more or less.

ALSO INCLUDED in the above description but EXPRESSLY EXCLUDED THEREFROM is a portion of the above described premises having been heretofore conveyed from Etha Jordan Frazier, widow, to Jerry Brown Russell, Sr., and wife, Melissa Brown Russell, by deed of record in Book 5831, page 270, said Register's Office, being described as follows:

Two (2) tracts of land situated in the 9th Civil District of Davidson County, Tennessee, on State Highway No. 100 on the waters of the Big Harpeth River, and being more particularly described as follows:
TRACT NO. I: Beginning at an iron pin set on the southerly right-of-way of the Tennessee State Highway 100, said point also being the northeast corner of the Jordan Cemetery tract; thence from the beginning along the southerly right-of-way line of said highway N 53° 06' E 20.00 feet to an iron pin; thence leaving said highway and along a line as follows: S 43° 45' E 161.50 feet and S 53° 06' W 240.50 feet to a point in a line of the lands owned by J. M. Neely, et ux; thence along said Neely's line N 43° 45' W 100 feet to a corner of said Jordan's Cemetery; thence along said cemetery as follows: N 53° 06' E 220.50 feet and N 43° 45' W 61.50 feet to the point of beginning, containing 0.58 acres, more or less.
TRACT NO. II: Beginning at an iron pin set on the southerly right-of-way line of Highway 100, said point being located N 53° 06' E 20.00 feet from the northeast corner of Jordan Cemetery tract; thence from the beginning along the southerly right-of-way line of said Highway 100 N 53° 06' E 678.00 feet to an iron pin set at a corner of the lands owned by the State of Tennessee; thence along said State of Tennessee's line as follows: S 36° 54' E 60.00 feet; N 53° 06' E 825.00 feet; S 36° 54' E 65.00 feet and N 53° 06' E 253.00 feet to a point in the center of the Big Harpeth River; thence along the center of said river as it meanders up stream a distance of 2,366 feet to a point; thence leaving said river N 43° 45' W 245.00 feet to an iron pin set at the southwest corner of the above described as Tract No. I; thence along said Tract No. I as follows: N 53° 06' E 240.50 feet and N 43° 45' W 161.50 feet to the point of beginning, containing 20.00 acres, more or less.

Being the same property vested in Elvana Frazier Russell and Patricia Frazier Neely pursuant to Last Will and Testament of Etha Jordan Frazier, the said Elvana Frazier Russell and Patricia Frazier Neely, being the sole heirs-at-law of Etha Jordan Frazier, the said Etha Jordan Frazier having been vested with said property together with her husband, W. P. Frazier as tenants by the entirety by deed of record in Book 1031, page 611, Register's Office for Davidson County, Tennessee, the said W. P. Frazier having predeceased Etha Jordan Frazier.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, her (successors), heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 21 day of November, 1983.

Elvana Frazier Russell
ELVANA FRAZIER RUSSELL

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELVANA FRAZIER RUSSELL, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 21 day of November, 1983.

Carolyn F. Waddey
NOTARY PUBLIC

My commission expires: 4/21/85

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $9,000.00.

Patricia Frazier Neely
Affiant

Subscribed and sworn to before me
this 21 day of November, 1983.

Carolyn F. Waddey
NOTARY PUBLIC

My commission expires: 4/21/85

H885061 IDENTIF. REFERENCE Nov 28 11 59 AM '83 FELIX A. ... REGISTER DAVIDSON COUNTY, TN MAIL ENV.

5143 11/28 32.90- FIRST

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6182 PAGE 186

FOR _____

CD - 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

9000.00- CAMT.
23.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 32.90-
5143A11/28/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H88506

IDENTIF. REFERENCE

Nov 28 11 59 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.995887