SEND TAX BILLS TO:

Mr. Bascom Cooksey, Jr.
P.O. Box 99
Lebanon, Tennessee 37087

THIS INSTRUMENT PREPARED BY:

William D. Baird, Attorney
106½ S. Cumberland Street
Lebanon, Tennessee 37087

BOOK 6229 PAGE 109

Mail

To Be assigned

D E E D

FOR AND IN CONSIDERATION of the sum of Thirty-one Thousand ($31,000.00) Dollars, cash in hand having already been paid, I, BASCOM COOKSEY, SR., have this day bargained and sold and by these presents do hereby transfer and convey unto BASCOM COOKSEY, JR., his heirs and assigns, forever, a Twenty-five (25%) per cent interest in and to the four (4) parcels of land, with improvements thereon in Davidson County, State of Tennessee and described as follows, to wit:-

TRACT NO. 1
Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the southwesterly margin of Robinson Road at the northwesterly corner of Section Two, C.S. Keller Commercial Tract, as of record in book 4350, Page 101, Register's Office for said County, and said point being northwesterly 507.44 feet from the center line of Newport Drive, as measured along the margin of Robinson Road; thence with the westerly line of said Section Two, C.S. Keller Commercial Tract 538 degrees 03' west a distance of 200.22 feet to a point; thence northwesterly 100 feet, more or less, to the southeasterly corner of Bob Earls Subdivision, as of record in book 4350, page 133, Register's Office for Davidson County, Tennessee; thence with the easterly line of said Bob Earls Subdivision north 38 degrees 13' 10" east, a distance of 200.0 feet to the margin of Robinson Road; thence southeasterly with the margin of Robinson Road with a curve to the left (radius 1750 feet) 100 feet to the beginning, and containing 0.46 acres, more or less.

Being a part of the property conveyed to Clarence S. Keller and wife, Emma M. Keller, by two deeds, one from Lewis L. Hurt, et al, of record in book 1273,

02/08 93.10- CHECK

2347

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 31000
Bascom Cooksey Sr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4th DAY OF Feb 1984.

page 43, Register's Office for said County, and the other from the Nashville Industrial Corporation of record in book 2689, page 568, said Register's Office, the said Clarence S. Keller has since died.

This is improved property.

TRACT NO. 2

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of C.S. Keller Commercial Tract, Section Two Subdivision, as of record in book 4350, page 101, Register's Office for said County, as follows:

Beginning at a point in the southerly margin of Robinson Road at the northwest corner of Lot No. 1 on the Plan of C.S. Keller Commercial Tract, Section One Subdivision, as of record in book 4350, page 7, said Register's Office; thence with the western boundary line of said Lot No. 1, south 30 degrees 13 ' west 210.40 feet to a point; thence north 52 degrees 27' west 109.39 feet to a point; thence north 38 degrees 03' east 200.22 feet to the southerly margin of Robinson Road; thence with same south 58 degrees 26' east 81.28 feet to the beginning.

Being part of the property conveyed to Clarence S. Keller and wife, Emma M. Keller, by deed from Lewis L. Hurt, et al, of record in book 1273, page 43, Register's Office for said County, and the said Clarence S. Keller having since died.

TRACT NO. 3

Land in the 4th Civil District of Davidson County, Tennessee, according to a survey made by Nickerson & Nickerson, Engineers, dated May 6, 1968, more particularly described as follows:

Beginning at a point in the northwest margin of Lebanon Road or U.S. Highway 70 N; thence 36 degrees 09' west a distance of 400.00 feet to a point; thence south 80 degrees 25' east a distance of 278.6 feet to a point' thence south 37 degrees 47' east a distance of 194.8 feet to a point in the northwest margin of Lebanon Road; thence along the northwest margin of Lebanon Road south 52 degrees 13' west a distance of 200 feet to the point of beginning. Said tract of land containing 1.34 acres.

Being part of the same property conveyed to Tennessee Valley Development Corporation by Deed from R.L. Freeman, Trustee, of record in Book 3185, Page 455, Register's Office for Davidson County, Tennessee.

Together with the full right to use a 15-foot strip of ground lying between the above described property and the northwesterly margin of Lebanon Road, said right of user shall be the right of ingress and egress to and from the margin of Lebanon Road to the land above conveyed and shall continue to exist as an easement and right of user until such times as said strip is conveyed to proper authorities for the widening of Lebanon Road.

The hereinbefore described property is subject to a 60-foot setback line from Lebanon Road and a 15-foot utility easement along Lebanon Road. Described property is also subject to a 10-foot utility and drainage easement along the rear of said property.

TRACT NO. 4

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Anton & Sparks Subdivision, as of record in Book 4470, page 158, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 100.0 feet on the westerly side of Nolensville Rike and extends back between lines measuring 250.0 feet on the northerly line and 250.0 feet on the southerly line, to a dead line in the rear on which it measures 100.0 feet thereon.

Being the same property conveyed to Chris Anton and Loman Sparks, by deed from Ed Turrentine and wife, Ethelyne Turrentine, of record in Book 3993 Page 744, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Restrictive covenants contained in Deed of record in Book 3706, Page 251, said Register's Office, as follows: Any building to be erected on said property will set back a minimum of 60 feet from Nolensville Road, and a minimum of 30 feet from any side street or proposed side street.

2. The Plan of record in Book 4470, Page 158, said Register's Office shows an owner's certificate, a 15 foot minimum building setback line from Nolensville Road, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

3. Easement across the front of the lot conveyed to Metropolitan Government of Nashville, by instrument

of record in Book 3857, Page 582, Register's Office for Davidson County, Tennessee, for sanitary sewer

TO HAVE AND TO HOLD unto the said BASCOM COOKSEY, JR., his heirs and assigns, forever.

I COVENANT with Grantee that I am lawfully seized and possessed of the Twenty-five (25%) per cent interest in the above described lands; that I have a good and lawful right to convey same; that same is free, clear and unencumbered; and, that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

1981 Taxes have been paid.

POSSESSION has already been made.

WITNESS MY HAND on this the 20 day of April, 1982.

I 0 2 4 7.3
IDENTIF. REFERENCE
FEB 9 4 30 PM '82
FELICIA Z. WILSON REGISTER
DAVIDSON COUNTY, TN

BASCOM COOKSEY, SR.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bargainor, BASCOM COOKSEY, SR., with whom I am personally acquainted and who acknowledged execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office on this the 20 day of April, 1982.

WM. D. BAIRD NOTARY PUBLIC WILSON CO.

Wm. S. Baird
NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-28-83.

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

RECEIVED OF _____

FOR _____

BOOK 6229 PAGE 113

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
			31000.00- CAMT.	
			60.60 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	93.10-
			2347A02/09/84 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 2 4 7 3

IDENTIF. REFERENCE

FEB 9 4 30 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 12582