WARRANTY DEED

Address New Owner and Send tax bill to: William J. Taylor
319 Chamberlain Street
Nashville, Tennessee 37209

Map 137
Par 65& 64

For and in consideration of TEN DOLLARS($10.00), I William J, Taylor, Executor of the estate of Mattie Hedgepath, have this day bargined and sold, and do hereby transfer and convey unto the said,

William J. Taylor, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BOOK 6267 PAGE 596

TRACT NO. I

Being in the 4th Civil District of said County and State, described as follows: Beginning at a point in the center of Couchville Pike at the southwest corner of the property conveyed to Jerry L. York and wife, by deed from Houston T. Ezell et al, of record in book 3460, page 327, Register's Office for said County; thence with the center of said Road north 89° 35' west 200 feet; thence north 2° 35' west 1126.6 feet to an iron pin; thence north 88° 10' east 510 feet to a telephone pole; thence north 1° 50' west 175 feet; thence north 1° east 237 feet; thence north 63° east 88 feet; thence north 4° 45' east 156.5 feet to a southwest corner of tract No. 918 conveyed to the United States of America by deed from said Joseph W. Lunsford and wife, of record in book 3834, page 977, said Register's Office; thence with said United States of America's line south 39° 08' east 512.61 feet, south 51° 06' west 375.74 feet and south 04° 07' west 401.41 feet; thence north 44° 45' west 180 feet, more or less, to an iron pin; thence south 89° 18' west 315 feet; thence south 2° 35' east 865 feet to the beginning, containing 10.33 acres, more or less.
Being part of the real property conveyed to Joseph W. Lunsford and wife, Frances W. Lunsford, by deed from Houston T. Ezell et al, of record in book 2857, page 286, said Register's office.

TRACT NO. 2

This conveyance is made subject to easement for roadway extending in a northerly and northeasterly direction across premises, as shown on a sketch of Tracts 918 and 918E J. Percy Priest Project: perpetual easement granted United States of America by Joseph W. Lunsford and wife, in connection with operation of J. Percy Priest Dam and Reservoir (Tract 918-E) by deed of record in book 3834, page 977, Register's Office for Davidson County, Tennessee; and easement to erect, maintain and operate an electrical power transmission line across premises granted United States of America by grant from Joe M. Brown and wife, of record in book 2346, page 284, said Register's Office.

Beginning at an iron pin located at the northwest corner of the property conveyed to Johnny Cripps, et ux by deed from Johnnie Mai Eakes Ellis, et al of record in Book _____, page _____, Register's Office for Davidson County, Tennessee; thence north 27 deg. 41' east 146.0 feet to a Government concrete monument; thence south 2 deg. 17' east 145.0 feet to an iron pin being the northeast corner of the Cripps property; thence north 78 deg. 06' west 75.0 feet to the point of beginning, containing 0.12 acres, more or less.

Being part of the property conveyed to Robert Eakes and wife, Jossie Mai Eakes by deed from John B. Robinson and wife, of record in Book 1440, page 47, Register's Office for Davidson County, Tennessee. The said Jossie Mai Eakes died July 4, 1976 predeceasing her husband, Robert Eakes. Robert Eakes died intestate April 15, 1981. Robert Eakes was unmarried at the time of his death. His children were Johnnie Mai Eakes Ellis, Eva Virginia Eakes Hurt, Lee Roy Eakes and Lucian Eakes. Lucian Eakes died intestate June 4, 1969 his heirs at law was his widow, Dorothy Lillian Eakes and four children, namely; James Clark Eakes, Dorothy Carolyn Eakes Hudson, David Gerald Eakes, Gary Lucian Eakes, Dorothy Lillian Eakes is now Dorothy Lillian Eakes Hudson.

Being the same property conveyed to William Jennings Taylor by bequeath from Martha Tucker Hedgepath in her Will probated in the Probate Court for Davidson County, Tennessee, or record in Will Book_____, page_____ Probate Court for Davidson County, Tennessee.

7310 04/10 6.00- BOOK 6267 PAGE 597

unimproved ( )
This is improved (X) property, known as Granny Right Lane, Rt. 1, Box 345, Hermitage, Tenn
(House Number) (Street) 37076

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 9th day of April, 1984.
William Jennings Taylor Executor of the Estate of Mattie Hedgepath aka Martha Tucker Hedgepath

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Edward C. White, a Notary Public in and for said County and State, the within named William Jennings Taylor, Executor of the estate of Mattie Hedgepath aka Martha Tucker Hedgepath

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of April, 1984.

My commission expires 7-26-1986 Notary Public Edward C. White

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ _____
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

IDENTIF. REFERENCE
APR 10 10 11 AM '84
FELIX ... REGISTER
DAVIDSON COUNTY, TN

I 1:4524

This instrument was prepared by:
Mail
Edward C. White, Attorney at law, 5203 Charlotte Ave., Nashvile, Tenn. 297-0800
Name Address