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STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value whichever is greater, for this transfer is $63,000.00.

Mary E. Smith, Affiant

Subscribed and sworn to before me this the 9th day of January, 1985.

Notary Public
My Commission Expires 9-27-1986
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:

Claude Callicott, Attorney, 513 Nashville City Bank Bldg., Nashville, TN 37201

Address new owners as follows:	Send tax bills to:	Map-Parcel Numbers
Mary E. Smith Rt. 5, Box 185 Nashville, TN 37221 Charles R. Mungovan Box 224 Hicks Road Nashville, TN 37221	Mary E. Smith Rt. 5, Box 185 Nashville, TN 37221	Map 155 Part of parcel 53

CHANCERY COURT DEED

Christina Norris, Clerk and Master

TO

Mary E. Smith and Charles R. Mungovan

The property hereinafter described was purchased by Mary E. Smith at a Chancery Court sale conducted for the Court by Clive Anderson Realty and Auction Company on November 3, 1984. The purchase price was Sixty Three Thousand Dollars ($63,000.00). The purchaser complied by paying Nine Thousand Four Hundred Fifty Dollars ($9,450.00) (15%) to Clive Anderson Realty and Auction Company on the day of the sale and the balance of Fifty Three Thousand Five hundred Fifty Dollars ($53,550.00) to the Clerk and MAster on November 26, 1984. The purchaser Mary E. Smith requested that the deed be made to Mary E. Smith and Charles R. Mungovan . The sale was confirmed by an Order of the Chancery Court filed and entered on December 13, 1984 and recorded in Minute Book 30, page 228 in the case of Coleman Brown vs. Myra Ann Barksdale, et al Chancery Court No. 82-1608-III. The said Order directed the Clerk and Master to execute, acknowledge and deliver a deed conveying said property to Mary E. Smith and Charles R. Mungovan.

Accordingly in obedience to said Order I, Christina Norris, Clerk and Master of the Chancery Court for the State of Tennessee, Seventh Division, Davidson County in consideration of the said purchase price in the amount of Sixty Three Thousand Dollars ($63,000.00) do hereby grant, transfer and convey unto the said Mary E. Smith and Charles R. Mungovan their heirs and assigns a tract of land located in Davidson County, Tennessee described as follows:

The 24.33 acres tract located on the west side of McCrory Lane more particularly described as follows:

LAND in the Ninth and Fourteenth Civil District of Davidson County, Tennessee, bounded by McCrory Lane on the East, the Phillip Brown heirs on the North, Smith on the West and South and partially by Brown heirs on the South, and more accurately described according to a survey of C. K. McLemore dated June, 1983 and May, 1984 as follows:

Beginning at an iron pin in the westerly margin of McCrory Lane, said iron pin being at the common boundary of subject tract and the 26.94 acres tract belonging to Brown heirs; thence with the westerly margin of McCrory Lane in a generally southerly direction 154.7 feet to an iron pin; thence South 12 degrees 10 minutes 48 seconds West 50.0 feet to an iron pin; thence South 7 degrees 35 minutes 48 seconds West 100.0 feet to an iron pin; thence South 1 degree 52 minutes

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3669

48 seconds West 50.0 feet to an iron pin; thence South 7 degrees 35 minutes 48 seconds West 175.3 feet to an iron pin being the common boundary between subject property and Brown heirs; thence North 60 degrees 05 minutes 49 seconds West 993.74 feet to a set rock being the Northeast corner of the Mary Smith property; thence North 82 degrees 31 minutes 26 seconds West 1,693.5 feet to an iron pin; thence North 2 degrees 23 minutes 50 seconds East 451.0 feet to an iron pin, being the common boundary of the Brown heirs property; thence South 79 degrees 44 minutes 14 seconds East 1,753.7 feet to an iron pin; thence South 70 degrees 03 minutes 28 seconds East 900 feet to the point of beginning, said tract containing 24.33 acres, more or less.

Being part of the property conveyed to Philip Brown by deed from Margaret C. Stover, of record in Book 280, page 578 Register's Office for Davidson County, Tennessee and it may or may not be a part of the property conveyed to Philip Brown heirs by deed from W. J. McCrory and wife of record in Book 785, page 280 Register's Office for Davidson County, 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 Mary E. Smith and Charles R. Mungovan, their heirs and assigns forever.

This conveyance is made subject to the following provisions:

(a) The Grantees, Mary E. Smith and Charles R. Mungovan, acquire title free of taxes for the year 1984 and for all prior years but subject to taxes for the year 1985 which are to be paid by the Grantees when they fall due.

(b) The Grantees acquire title subject to all applicable zoning regulations.

(c) The Grantees acquire title subject to a 300 feet wide Tennessee Valley Authority easement across the rear portion of said tract and subject to all visible easements for utilities including poles, wires, lines, guys, anchors and other facilities along McCrory Lane.

Witness my hand this 7th day of January, 1985.

1760 39 IDENTIF. REFERENCE JAN 10 12 58 PM '85 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN $5.75

Christina Norris

CHRISTINA NORRIS, Clerk and Master of the Chancery Court for the State of Tennessee, Seventh Division, Davidson County

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, Dana Herrera, a Notary Public in and for said County and State, the within named Christina Norris, Clerk and Master of the Chancery Court for Davidson County, Tennessee, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes thereincontained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of January, 1985.

DANA HERRERA NOTARY PUBLIC DAVIDSON COUNTY

Dana Herrera

Notary Public

My Commission Expires: 7-17-88.

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

RECEIVED OF _____

FOR _____

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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
			63000.00-	CAMT.
			163.80	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	170.30-
			2669A01/10/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 6 0 3 9

IDENTIF. T REFERENCE

JAN 10 12 16 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100315