STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value whichever is greater, for this transfer is $26,000.00.

Roger C. Brown
Roger C. Brown, Affiant

Subscribed and sworn to before me, this the 12th day of February, 1985.

B. Edward Lip. Reg.
~~Notary Public~~

~~My Commission Expires:~~ _____
~~(Affix Seal)~~

Address new owners and send tax bills to:
Roger C. Brown and wife, Mildred C. Brown
66 B McCrory Lane
Kingston Springs, TN 37082

Map-Parcel Numbers
Map 169
Parcel 37

BOOK 6491 PAGE 110

THIS INSTRUMENT WAS PREPARED BY:

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

CHANCERY COURT DEED

Christina Norris, Clerk and Master

TO

Roger C. Brown and wife, Mildred C. Brown

The property herinafter described was purchased by Roger C. Brown and wife, Mildred C. Brown at a Chancery Court sale conducted by the Clerk and Master of the Chancery Court of Davidson County, Tennessee on December 13, 1984. The purchase price was $26,000.00. The purchasers complied by paying the said sum of $26,000.00 to the Clerk and Master of the Chancery Court of Davidson County, Tennessee. The sale was confirmed by an Order of the said Chancery Court filed and entered on January 14, 1985. Said Order directed the Clerk and Master of the Chancery Court of Davidson County, Tennessee to execute, acknowledge and deliver unto the said Roger C. Brown and wife, Mildred C. Brown a deed conveying three tracts of land to them.

Accordingly in obedience to said Order which was signed by the Honorable Robert S. Brandt, Chancellor and was filed and entered on January 14, 1985 in Minute Book 30, page 511 in the case of Coleman Brown vs. Myra Ann Barksdale, et al Chancery Court number 82-1608-III I Christina Norris, Clerk and Master of the Chancery Court for the State of Tennessee, Seventh Division, Davidson County, in consideration of the payment of said purchase price in the amount of $26,000.00 do hereby grant, transfer and convey unto the said Roger C. Brown and wife, Mildred C. Brown, their heirs and assigns, three tracts of land located in Davidson County, Tennessee described as follows:

TRACT ONE:
The 6.12 acres tract fronting on Highway 100 more particularly described as follows:

Said tract lies wholly within the Ninth Civil District, Davidson County, Tennessee and bound in general by Tenn. Hwy. 100 on the north, Crowder and Brannon on the east, Brown on the south and Bryant on the west, more particularly described according to survey by C.K. McLemore, dated October, 1983, as follows:

Beginning in the southern margin of Tenn. Hwy. 100 at Bryant's northeast corner, thence with said southern margin, North 78 degrees 18 minutes East 189.4 feet to Crowder's northwest corner, thence with an old fence line, South 18 degrees 28 minutes West 39.8 feet, thence South 35 degrees 13 minutes East 116.8 feet to an old iron pin found in the center of an old easement road, thence with the old road, South 2 degrees 22 minutes East 572.8 feet to a railroad spike, thence with the following two poorly defined interior easement roads with the following 7 calls; South 51 degrees 24 minutes West 90.6 feet, South 37 degrees 29 minutes West 79.0 feet; South 24 degrees 14 minutes West 109.7 feet; North 43 degrees 42 minutes West 93.9 feet;

North 58 degrees 54 minutes West 96.2 feet, North 72 degrees 12 minutes West 59.0 feet and North 81 degrees 13 minutes West 73.0 feet to Connar's east fence line, thence with his and Bryant's east fence line, North 13 degrees 23 minutes East 760.9 feet to the point of beginning and containing 6.12 acres, more or less.

Being a part of the same property conveyed to Phillip Brown by deed from Thos. L. Herrin and wife, Jessie B. Herrin of record in Book 323, page 348, Register's Office for Davidson County, Tennessee. The said Phillip Brown having since died.

TRACT TWO:
The 4.52 acres tract fronting on Hester Beasley Road more particularly described as follows:

Said tract lies wholly within the Ninth Civil District, Davidson County, Tennessee and bound in general by Brown on the north and east, Hester Beasley Road on the south and Neilson and Perry on the west and more particularly described according to a survey by C. K. McLemore dated October, 1983, as follows:

Beginning at a point in the center of Hester Beasley Road at Neilson's southeast corner, thence with his east painted line and Perry's east fence line, North 13 degrees 23 minutes East 890 feet to the center of the easement road, thence with the following 12 calls following closely the meandering easement road; South 81 degrees 13 minutes East 73.0 feet; South 72 degrees 12 minutes East 59.0 feet; South 58 degrees 54 minutes East 96.2 feet; South 43 degrees 42 minutes East 93.9 feet; South 20 degrees 46 minutes West 174.8 feet; South 14 degrees 34 minutes West 140.1 feet; South 22 degrees 49 minutes West 88.6 feet; South 37 degrees 49 minutes West 105.0 feet; South 33 degrees 17 minutes West 105.1 feet; South 48 degrees 39 minutes West 58.2 feet; South 54 degrees 44 minutes West 104.6 feet and South 23 degrees 40 minutes East 35.0 feet to the center of Hester Beasley Road, thence with said center line, South 72 degrees 01 minutes West 118.7 feet to the point of beginning and containing 4.52 acres, more or less.

Being part of the same property conveyed to Phillip Brown by deed from Thos. L. Herrin and wife, Jessie B. Herrin of record in Book 323, page 348, Register's Office for Davidson County, Tennessee. The said Phillip Brown having since died.

TRACT THREE:
The 5.18 acres tract fronting on Hester Beasley Road more particularly described as follows:

Said tract lies wholly within the Ninth Civil District, Davidson County, Tennessee and bound in general by Brown on the north and west, Crowder and McNeil on the east and Hester Beasley Road on the south and being more particularly described by survey of C.K. McLemore dated October, 1983, as follows:

Beginning at a railroad spike in the center of Hester Beasley Road at McNeil's southwest corner, thence with his line along the center of an old clearly defined easement road, North 34 degrees 43 minutes West 209.5 feet to an iron pin, thence continuing with the center of the old easement road with Crowder's west line, North 20 degrees 54 minutes West 239.3 feet to the interception with the center line of an easement road, thence with the following calls along the center line of said easement road with the following 11 calls; South 51 degrees 24 minutes West 90.6 feet; South 37 degrees 29 minutes West 79.9 feet; South 24 degrees 14 minutes West 109.7 feet; South 20 degrees 46 minutes West 174.8 feet; South 14 degrees 34 minutes West 140.1 feet; South 22 degrees 49 minutes West 88.6 feet; South 37 degrees 49 minutes West 105.0 feet; South 33 degrees 17

minutes West 105.1 feet; South 48 degrees 39 minutes West 58.2 feet; South 54 degrees 44 minutes West 104.6 feet and South 23 degrees 40 minutes East 35.0 feet to the center of Hester Beasley Road, thence with said center line with the following 7 calls: North 72 degrees 09 minutes East 285.0 feet; North 64 degrees 50 minutes East 106.1 feet; North 45 degrees 12 minutes East 107.0 feet; North 33 degrees 22 minutes East 125.5 feet; North 37 degrees 14 minutes East 70.8 feet; North 48 degrees 26 minutes East 69.5 feet and North 55 degrees 01 minutes East 159.4 feet to the point of beginning and containing 5.18 acres, more or less.

Being part of the same property conveyed to Phillip Brown by deed from Thos. L. Herrin and wife, Jessie B. Herrin of record in Book 323, page 348, Register's Office for Davidson County, Tennessee. The said Phillip Brown having since died.

To have and to hold the said three tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging, to the said Roger C. Brown and wife, Mildred C. Brown, their heirs and assigns forever.

This conveyance of the said three tracts of land is made subject to the following provisions:

(a) The Grantees Roger C. Brown and wife, Mildred C. Brown acquire title to the said three tracts of land free of taxes for the year 1984 and for all prior years but subject to taxes for the year 1985 which shall be paid by the Grantees when they fall due.

(b) The Grantees acquire title to the said three tracts of land subject to all zoning regulations.

(c) The Grantees acquire title to the said 6.12 acres tract fronting on Highway 100 subject to all visible easements, if any, for utilities including poles, wires, lines, guys, anchors and other facilities and subject to the rights of others, if any, in and to all roads including those on the northerly and easterly lines of said property and subject to the right, title and interest, if any, that others may have in the portion of the premises embraced within the bounds of any streets, roads or highways.

(d) The Grantees acquire title to the said 4.52 acres tract fronting on Hester Beasley Road subject to all visible easements, if any, for utilities including poles, wires, lines, guys, anchors and other facilities and subject to the easement of Hester Beasley Road and subject to the rights of others, if any, in and to a road running along the easterly line and a road running along the northerly line of this tract and subject to the right, title and interest, if any, that others may have in the portion of the premises embraced within the bounds of any streets, roads or highways.

(e) The Grantees acquire title to the said 5.18 acres tract fronting on Hester Beasley Road subject to all visible easements, if any, for utilities including poles, wires, lines, guys, anchors and other facilities and the easement of Hester Beasley Road, the rights, if any, of others in and to roads on the easterly and southerly lines of the property and subject to the right, title and interest, if any, of others in that portion of the premises embraced within the bounds of any streets, roads or highways. The Grantees also acquire title subject to the rights, if any, of others in and to a pig pen along the easterly line and a carport, the principal portion of which is on adjacent property, encroaches upon this tract on the easterly line, this encroachment extending into this tract for a distance of approximately six feet, more or less and subject to the right, title and interest, if any, of others in that southerly portion of the property as to which the Attorneys Title Company has been unable to determine that title thereto is vested in the parties to this suit.

Witness my hand this 30 day of January, 1985.

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, Jana Heuer, 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 therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30 day of January, 1985.

Notary Public

My Commission Expires: July 17, 1988.

575 02/12 10.10- CHECK
1.8258
IDENTIF. REFERENCE
FEB 12 10 11 AM '85
REGISTER'S OFFICE
DAVIDSON COUNTY, TN
RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6491 PAGE 114

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

26000.00- CAMT.
67.60 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 80.10-
0575A02/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 2 5 8 8

IDENTIF. REFERENCE

FEB 12 10 11 AM '85

REGISTER
DAVIDSON COUNTY, TN

No. 107988