Send Tax Bills To:

Louise G Lynch
Liberty Rd
Franklin, Tn 37064

This Instrument Prepared By:

THOMAS E. FOX, Attorney
405 Main St.
Franklin, TN 37064

Map 102, Parcel 12

BOOK 6567 PAGE 769

WARRANTY DEED

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, I, **Dean Porch** (A single person), hereinafter known as Grantor, have this day bargained and sold and do hereby transfer and convey unto **Louise G. Lynch**, hereinafter known as Grantee, her heirs and assigns, the life estate I own in and to a one half undivided interest in the following described tract or parcel of land lying, located and being in Davidson County, TN, and more particularly described as follows, to-wit:

> BEING part of Lot no. 3 and a small part of Lot No. 2 in the Subdivision of the S.T. Davidson Tract as of record in Plan Book 2, page 166, of the Chancery Court of Davidson County, TN, described as follows: Beginning in the center of the River Road and running thence N 11 3/4°E 400 ft. to a stone; thence N 50°E 100 ft. to a box elder; thence N 76½°W 840 ft. to a stone and pointers in Plumblee's line; thence with Plumblee's line S 2 3/4°W 721 ft. to the center of River Road; thence in the center of River Road N 84½°E 700 ft. to the beginning, containing 10.06 acres, according to a survey made by Erle Drake, County Surveyor, November 16, 1918.
>
> BEING the same property conveyed to my mother, Mrs. Lillie Ann Sanders Porch as evidenced by deed of record in Book 1339, page 608, RODC, TN, and inherited by my sister, Polly Porch Lowrey and the grantor herein upon the death of our mother, the said Lillie Ann Sanders Porch. For deed to Louise G. Lynch by Dean Porch for the remainder interest in a 1/2 undivided interest in said property, see Book 5914, page 945, RODC, TN.

There is included in the foregoing description but excluded from this conveyance two tracts or parcels of land previously conveyed by our mother during her lifetime, bounded and described as follows:

> TRACT 1: Beginning at a point in the middle of River Road and running thence N 15-00 E 538 ft. to a stake; the N boundary line of Lillie Ann Sanders Porch, and thence with the N boundary line S 75°30 E 224.5 ft. to a box elder, the NE corner of the Lillie Ann Sanders Porch lands, and thence with the E boundary line of the Lillie Ann Sanders Porch lands S 52°W 103.4 ft. to a stake and thence S 14°15 W 400 ft. to the center of the River Road, and thence with the River Road S 86.30 W, 173.5 ft. to the beginning, containing by survey 2 acres.

This said transfer is made subject to the following covenant and agreement; that running with the land no dance hall, beer tavern, or place where other intoxicants are sold, or other place contributing to immorality, shall be erected or conducted on the said lands, for a period of twenty years. There is a further agreement that the seller shall retain a one-half interest in any mineral, oil, or gas rights to be taken from the lands here transferred. As evidenced by Book 1494, page 27, RODC, TN. BOOK 567 PAGE 770

TRACT 2: Being part of Lot No. 3 on the Plan of the Subdivision S.T. Davidson Trct, as of record in Plan Book 2, page 166, Chancery Court at Nashville, described according to a survey made by George T. Watkins, surveyor, October 29, 1953, as follows; beginning at a point in the center of River Road at the SW corner of the property conveyed to Bert L. Tarkington and wife, by deed from Mrs. Lillie Ann Sanders Porch, of record in Book 1494, page 27, RODC, TN; thence with the western boundary line of said Tarkington property, N 13°E 539 ft. to the southern boundary line of the property conveyed to Jordan; thence with Jordan's southern boundary line, N 76°30'W 115 ft. to an iron pin; thence south 13°W 578 ft. to the center of said River Road; thence with the center of said road N 84°30'E 122 ft. to the beginning, containing 1.5 acres more or less. Being part of the property conveyed to Mrs. Lillie Ann Sanders Porch by deed from Martin Thomas O'Brien and wife, of record in Book 1339, page 608, RODC, TN. It is understood and agreed in the contract with the deed that no business in which the sale of liquor is made, or general entertainment or night club shall be established any time on the premises. As evidenced by deed of record in Book 2249, page 319, RODC, TN.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantee, her heirs and assigns, forever.

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 24th day of April, 1985.

Deane Porch
DEAN PORCH

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~) Cheatham

Personally appeared before me, Jean H. Buck, a Notary Public in and for said county and state, Dean Porch, 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 in Ashland City, Tn. on this 24th day of April, 1985.

Jean H. Buck
NOTARY PUBLIC

My commission expires: 7-24-88

STATE OF TENNESSEE)
COUNTY OF _____)

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I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 70000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Louise G. Lynch
Affiant

Subscribed and sworn to before me this the 24 day of April, 1985.

Notary Public

My Commission Expires: 6-26-88

J 0 8 4 0 0

IDENTIF. REFERENCE

MAY 29 3 04 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6567 PAGE 772

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

7000.00- CAMT.
18.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 27.70-
2482A05/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.0.8.4.0.0.

IDENTIF. REFERENCE

MAY 29 3 04 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139059