THIS INSTRUMENT PREPARED BY:

Richard A. Jones
Attorney at Law
18th Floor
Life & Casualty Tower
Nashville, TN 37219

BOOK 6719 PAGE 61

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL:
Eddy & Cindy Queen	Same	Map: 38
6732 Walnut Hills Dr.		Par: 87 & 89
Nashville, TN 37211		

DEED

This deed by Frank H. DePierri, Jr., Conservator of the Estate of Mabel White Dixon, to Eddy Queen and wife, Cindy Queen, all of Nashville, Davidson County, Tennessee, witnesseth:

WHEREAS, an order was entered in the Probate Court of Davidson County, Tennessee, on October 28, 1983, which is of record in Minute Book 287, page 352, Probate Clerk's Office, appointing Frank H. DePierri, Jr., Conservator of the Estate of Mabel White Dixon, and authorizing him to list for sale with a reputable real estate agent the unimproved property owned by Mabel White Dixon, and

WHEREAS, an order was entered in this cause by said court on November 20, 1985, of record in Minute Book 302, page 544, in said Clerk's office, wherein the offer of Eddy Queen and wife, Cindy Queen, to purchase said property was duly ratified, approved, consented to and confirmed by said court, and all of the right, title, and interest of Frank H. DePierri, Jr., as Conservator of the Estate of Mabel White Dixon, and all right, title and interest of the ward, Mabel White Dixon, was divested out of them and vested in Eddy Queen and wife, Cindy Queen, pursuant to the terms of said contract, and

WHEREAS, Frank H. DePierri, Jr., as Conservator of the Estate of Mabel White Dixon, was and is, by said order, authorized, upon the payment of the purchase price, to execute and deliver a deed conveying said real estate to Eddy Queen and wife, Cindy Queen.

NOW, THEREFORE, in consideration of the sum of Eighty-Five Thousand and 00/100 ($85,000.00) Dollars, cash in hand paid by the said Eddy Queen and wife, Cindy Queen, the receipt of which is hereby acknowledged, I, Frank H. DePierri, Jr., Conservator of the Estate of Mabel White Dixon, by virtue of the power and authority conferred upon me by said order, do grant, convey, and confirm unto Eddy Queen and wife, Cindy Queen, their heirs, successors, and assigns forever, all of the right, title and interest of Frank H. DePierri, Jr., as Conservator of the Estate of Mabel White Dixon, and all right, title and interest of the ward, Mabel White Dixon, in and to the said property more fully described as follows:

Two tracts of land situated in Davidson County, Tennessee, more particularly described as follows:

TRACT I:

Beginning at a point in the Carney Road; thence North 89° West 231 feet to a point in the line of J. E. Carney; thence with this line North 891 feet feet to the center of the Lane, thence with same South 71½° East 488 feet to the center of Carney Road; thence with same South 16° East 266 feet, South 11° West 162 feet, South 44° West 347 feet, South 27° West

94 feet, to the beginning, containing 8.40 acres, more or less according to survey made by Erle Drake, County Surveyor, on December 29, 1928, and including but excluding that part of the property used for roadway purposes.

Being the same property conveyed to Frank L. Dixon and wife, Mabel W. Dixon, by deed from Charles H. Sadler and wife, Leona Carney Sadler, of record in Book 1194, page 336, said Register's office. The said Frank L. (F.L.) Dixon has since died leaving Mabel W. Dixon as the surviving tenant by the entirety. And by Probate Court, #73704, Frank H. DePierri, Jr., was appointed Conservator of the Estate of Mabel White Dixon.

TRACT II:

Beginning at a White Oak on a Ridge in the east boundary line of a tract of land conveyed by Hampton and Toblin to John J. Rucker, by deed recorded in Book 118, page 504, in the Register's Office of said County, and being the northwest corner of a tract of 121.23 acres of land conveyed by J. E. Carney and wife, to John J. Rucker, by deed recorded in Book 164, page 550, said Register's Office and running thence with said East line North 2° East 77 poles, more or less, to the Southeast corner of a tract of 5.64 acres conveyed by said Rucker to said Carney and wife, thence with the line of said 5.64 acre tract North 74½° West 37.8 poles to a point in the forks of two hollows; thence North 51° East 11 poles; thence North 35½° East 8 poles; thence North 14½° East 15.8 poles to a black oak on a ridge, thence East 20.8 poles to a stake, the Northeast corner of said 5.64 acre tract; thence North 2° East 30 poles, more or less, to a dogwood and sourwood near Mayo's Old Mill; thence East 122 poles to two small dogwoods, thence North 23 poles, more or less, to the Southwest corner of a 17 acre tract conveyed to C. R. Chandlion, by deed in Book 113, page 17, Register's Office, in a branch; thence up said branch and with the line of said 17 acre tract in a southeasterly direction about 37 poles to the Northwest corner of John T. Carney tract; thence with the line of said tract southerly, 47 poles to 2 black oaks; thence West 22 poles to a gum and beech; thence South 2¼° West 126 poles to browns northeast corner; thence with the meanders of a spring branch South 70° West 24 poles, South 75° West 8 poles, North 80° West 11 poles, North 55° West 12 poles, North 88° West 8 poles, North 70° West 4 poles, and North 45° West 8 poles, to a point in the county road; thence North 88° West 53 poles to a white oak, thence North 73½° West 11 poles to a stake, red oak, and chestnut pointers and thence North 54½° West 18 poles to the place of beginning, containing 150.83 acres, more or less.

Included but excluded from the above described Tract II is that portion conveyed to F. B. Kelsey and wife, Mary Irene Kelsey, by deed of record in Book 1906, page 47, and by deed of correction in Book 2141, page 231. Also included but excluded is that portion conveyed to Pershing H. and Dorothy K. Overstreet by deed of record in Book 4431, page 450, said Register's Office, to which reference is hereby made.

Being the same property conveyed to F. L. Dixon and wife, Mabel W. Dixon, by deed from Mary Jane Harrington, of record in Book 1160, page 515, said Register's Office. The said Frank L. (F.L.) Dixon has since died leaving Mabel W. Dixon as the surviving tenant by the entirety. And by Probate Court, #73704, Frank H. DePierri, Jr., was appointed Conservator of the Estate of Mabel White Dixon.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title, and interest thereto, and every part and parcel thereof, as an indefeasible estate in fee simple, forever.

And as Conservator of the Estate of Mabel White Dixon, but not individually, I do covenant with the said Eddy Queen and wife, Cindy Queen, that the said Mabel White Dixon is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except as subject to the aforesaid orders.

And as Conservator of the Estate of Mabel White Dixon, but not individually, I further covenant and bind the Estate of Mabel White Dixon, her heirs, and representatives, to warrant and forever defend the title to said land to the said Eddy Queen and wife, Cindy Queen, and their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand at Nashville, Tennessee, this 22 day of November, 1985.

5641 5.

IDENTIFICATION REFERENCE

Nov 27 8 59 AM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Frank H. DePierri, Jr.
FRANK H. DePIERRI, JR.
Conservator of the Estate of
Mabel White Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank H. DePierri, Jr., with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Conservator of the Estate of Mabel White Dixon, the within named bargainor, and that he as such Conservator, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name, as such Conservator of the Estate of Mabel White Dixon.

WITNESS my hand and official seal at Nashville, Tennessee, this 22 day of November, 1985.

RICHARD A. JONES NOTARY PUBLIC AT LARGE

Richard A. Jones
NOTARY PUBLIC

My Commission Expires: 7-18-87.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

AFFIANT

Sworn to and subscribed before me this the 26 day of November, 1985.

RICHARD A. JONES NOTARY PUBLIC AT LARGE

Richard A. Jones
NOTARY PUBLIC

My Commission Expires: 7-18-87.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6719 PAGE 67

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

850[illegible].00- CAPIT.
221.00 CSTAX
.50 PREF
9.00 MORTG
CHECK 230.50-
0774A11/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56415

IDENTIFICATION REFERENCE

Nov 27 8 59 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195885