THIS INSTRUMENT PREPARED BY:
ELEANOR T. MEAD, ATTORNEY
213 N. Main St., Goodlettsville, TN 37072

REGISTER, PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733, Hendersonville, TN 37077

BOOK 6782 PAGE 906

# WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP - PARCEL - FLD BK NO. |
|---|---|---|
| BRUCE ALLEN SIMPSON | SAME | Map 38 |
| C/o H. C. RYAN<br>Rt. 3, Box 191 | | Parcels 10 and 45 |
| Ashland City, TN 37015 | | Fld Bk No. 14D 49045 (Par 10)<br>Fld Bk No. 14D 26085 (Par 45) |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE WITHIN NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANNA ELIZABETH BATTLE, ROBERT L. HOUK, JAMES GOODALL HOUK, Heirs of the Estate of Cornelia D. Goodall, deceased; THIRD NATIONAL BANK (of Nashville, Tennessee), in it's capacity as TRUSTEE of the Estate of Robert M. Bowers, deceased; and ALEXANDER H. PEGUES, JR., Heir of the Estate of (Mrs.) Frances Bowers Pegues, deceased;** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRUCE ALLEN SIMPSON, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN PARCEL OF LAND LYING IN THE 14th CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY, DATED 1/23/85, BY KESSINGER & ASSOCIATES, ENGINEERS & SURVEYORS, TENNESSEE NO. 1038, NOT OF RECORD, AS FOLLOWS: TO WIT:

BEGINNING at an iron pin marking the intersection of the north right of way of Little Marrowbone Road and the centerline of a private road, a point in the west boundary of a tract of land which belongs to Kenny Lee Trebbe having a deed reference in Deed Book 5058, Page 734, Register's Office for Davidson County, Tennessee, the most southerly, southeast corner of this tract and continuing with the north right of way of Little Marrowbone Road as follows; N 63° 46' 27" W, 217.02 feet; thence with a curve to the left having a radius of 735.00 feet, an arc distance of 579.31 feet, a chord bearing of, N 86° 21' 12" W, 564.43 feet to a point in a branch on the north side of a bridge, a corner to a tract of land which belongs to J. E. Lantz having a deed reference in Deed Book 1488, Page 381, Register's Office for Davidson County, Tennessee; thence N 10° 54' 42" W, 198.29 feet to a point in the center of said branch marked by an iron pin on the east bank, a corner to said tract of land which belongs to J. E. Lantz, a point in the south boundary of a tract of land which belongs to Verdie Lee Wright having a deed reference in Deed Book 2857, Page 193, Register's Office for Davidson County, Tennessee; thence S 87° 14' 44" E, 817.69 feet to an iron pin, a corner to said tract of land which belongs to Verdie Lee Wright; thence N 2° 03' 37" E, with a fence, 267.13 feet to an iron pin in the east boundary of said tract of land which belongs to Verdie Lee Wright, the southwest corner of a tract of land which belongs to Edna Aita Wright having a deed reference in Deed Book 4349, Page 242, Register's Office for Davidson County, Tennessee; thence S 88° 47' 23" E, passing the southeast corner of said tract of land which belongs to Edna Aita Wright in the

west margin of Eatons Creek Road, crossing Eatons Creek Road, passing the southwest corner of a tract of land which belongs to Ronald L. Hooks having a deed reference in Deed Book 4893, Page 864, Register's Office for Davidson County, Tennessee, 414.51 feet in all to an iron pin in the south boundary of said tract of land which belongs to Ronald L. Hooks, a corner to a tract of land which belongs to Kenny Lee Trebbe; thence with the boundary of Kenny Lee Trebbe as follows, S 25° 37' 12" E, 163.87 feet to an iron pin in the center of a private road; thence S 19° 37' 48" W, crossing said private road, 254.93 feet in all to an iron pin; thence N 86° 22' 12" W, crossing said private road, 136.95 feet to an iron pin; thence S 52° 07' 48" W, passing an iron pin in the east right of way of Eatons Creek Road, 71.94 feet to a point west of the centerline of Eatons Creek Road; thence S 80° 07' 48" W, passing south of the centerline of said private road and passing through an iron pin marking the west right of way of Eatons Creek Road, 183.98 feet in all to a point in the center of said private road; thence S 31° 37' 48" W, crossing a bridge, 106.31 feet in all to the point of beginning, containing a total of 7.73 acres.

A portion of the above described tract of land contains 0.79 acres of right of way of Eatons Creek Road, leaving a net 6.94 acres.

The above described tract of land may be found on Tax Map 38, Parcels 10 and 45, Tax Assessor's Office for Davidson County, Tennessee.

BEING a part of the same property which was conveyed to R. M. GOODALL by JOSEPH R. WEST, Clerk & Master, of record in Deed Book 560, Page 156, Register's Office for Davidson County, Tennessee; the said R. M. Goodall having since died and by Will of record in Will Book 63, Page 199, Probate Court for Davidson County, Tennessee, said property was devised to CORNELIA D. GOODALL; the said Cornelia D. Goodall having since died and by Will of record in Will Book 87, Page 98, Probate Court for Davidson County, Tennessee, said property was devised to (Miss) ANNA ELIZABETH BATTLE as to a 1/3 interest, ROBERT L. HOUK and JAMES GOODALL HOUK as to a 1/3 interest, and ROBERT M. BOWERS and (Mrs) FRANCES BOWERS PEGUES as to a 1/3 interest the said Robert M. Bowers having since died and by Will of record in Will Book J, Page 254, County Court for Giles County, Tennessee, said property was devised to THIRD NATIONAL BANK (of Nashville, Tennessee), as TRUSTEE, as to a 1/6 interest; the said (Mrs) Frances Bowers Pegues having since died and by Will of record in Book 5904, Page 331, Register's Office for Davidson County, Tennessee, said property was devised to American National Bank & Trust Company of Chattanooga, Tennessee, and her husband, Alexander H. Pegues, as Trustees, as to a 1/6 interest; the said Alexander H. Pegues having since died and in accordance with Item 5 C of the Last Will and Testament of the said Frances Bowers Pegues, the said property was thence devised to ALEXANDER H. PEGUES, JR. as to a 1/6 interest.

TO HAVE AND TO HOLD the said tract 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 respresentatives, 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. Wherever 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 as executed on the respective dates as follows:

Anna Elizabeth Battle 2/12/86
ANNA ELIZABETH BATTLE Date

Robert L. Houk 2/12/86
ROBERT L. HOUK Date
BY: James Goodall Houk,
His Attorney-in-Fact

James Goodall Houk 2/12/86
JAMES GOODALL HOUK Date

by James Goodall Houk
Alexander H. Pegues, Jr. 12-30-85
ALEXANDER H. PEGUES, JR. Date

Douglas Harlan 2-12-86
THIRD NATIONAL BANK, TRUSTEE Date
Estate of Robert M. Bowers, deceased
BY: DOUGLAS HARLAN, Trust Officer

Nicholas P. Burns 2-12-86
THIRD NATIONAL BANK, TRUSTEE Date
ATTEST: NICHOLAS P. BURNS
Assistant Real Estate Officer

---

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 3,985.00.

Bruce Allen Simpson
Affiant

Subscribed and sworn to before me, this the 12th day of February, 1986.

W.K.G.
My Commission Expires: 2/11/87

---

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, personally appeared DOUGLAS HARLAN and NICHOLAS P. BURNS with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be a Trust Officer and an Assistant Real Estate Officer, respectively, of THIRD NATIONAL BANK (of Nashville, Tennessee), acting in it's capacity as TRUSTEE of the Estate of Robert M. Bowers, deceased, the within named bargainor, a National Banking Association, and that they as such Trust Officer and Assistant Real Estate Officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of THIRD NATIONAL BANK, TRUSTEE by the said DOUGLAS HARLAN as such Trust Officer, and attesting the same by the said NICHOLAS P. BURNS as such Assistant Real Estate Officer.

Witness my hand and official seal at Hendersonville, Tennessee, on this the 12th day of February, 1986.

W.K.G.
W. K. Georgas, Jr., Notary Public

My Commission Expires: 2/11/87

STATE OF TENNESSEE,
COUNTY OF SUMNER

On this 12th day of February, 19 86, before me personally appeared JAMES GOODALL HOUK to me known to be the person who executed the foregoing instrument in behalf of ROBERT L. HOUK and acknowledged that he executed the same as the free act and deed of said ROBERT L. HOUK

Witness my hand and official seal at Hendersonville, Tennessee.

My Commission expires 2/11/87

W. K. GEORGAS, JR., NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, W. K. GEORGAS, JR. a Notary Public in and for said County and State, the within named ANNA ELIZABETH BATTLE the bargainor(s), 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 Hendersonville, Tennessee, this 12th day of February, 19 86.

W. K. GEORGAS, JR., NOTARY PUBLIC

Commission expires 2/11/87

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, W. K. GEORGAS, JR., a Notary Public in and for said County and State, the within named JAMES GOODALL HOUK the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee this 12th day of February, 1986.

My Commission Expires: 2/11/87

W. K. GEORGAS, JR., NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, Alison Warren, a Notary Public in and for said County and State, the within named ALEXANDER H. PEGUES, JR. the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at United Savings 4303 Ella Blvd, Houston, Texas, this 30th day of December, 19 85.

My Commission Expires: 7/27/87

NOTARY PUBLIC

7.6085

IDENTIFICATION REFERENCE

FEB 14 9 26 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6782 PAGE 910

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 3985.00- CAPIT. | |
| | | | 10.40 COTAX | |
| | | | .50 PRFEE | |
| | | | 12.00 WDEED | |
| | | | CASH | 22.90- |
| | | | 4738A02/14/86 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.60855 IDENTIF. REFERENCE

FEB 14 9 29 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 219269