STATE OF TENNESSEE }
COUNTY OF CHEAHTAM }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 19 86.

Notary Public

MY COMMISSION EXPIRES: 10-25-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY File No. 1908

STINNETT & WILKINSON, Attorneys at Law, 108 S. Main St., Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhon Reid et ux (NAME)	Same (NAME)	Map 64 - 55
6105 Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 600 - 50
Ashland City, Tn. 37015 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13D 47030

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~XXXX~~ I, Mario Ferrari, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rhon Reid and wife, Elyse J. Reid and DAVIDSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN CHEATHAM COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT NO. 1: Land in Cheatham County, Tennessee, BEGINNING at an iron pin in the southerly margin of the railroad right of way, at the northeast corner of the Guy M. Owen property; thence along his line and along a fence, South 9° 57' 10" West 960 feet to an iron pin in the northerly boundary of the U.S.A. Tract No. G-706-2, of the Cheatham Lock and Dam project; thence with the same, North 84° 32' 50" West 1180.57 feet to an iron pin; thence along said Dam property and along a fence, North 5° 24' 16" East 396.79 feet to a point; thence South 75° 05' 44" East 850 feet to an iron pin; thence South 38° 54' 16" East 150 feet to an iron pin; thence North 51° 05' 44" West 210 feet to an iron pin; thence North 32° 54' 16" East 577.70 feet to an iron pin in the southerly right of way of the railroad; thence with the same, South 72° 07' 38" East 249.81 feet to the point of beginning, containing 13.43 acres, more or less.

TRACT NO. 2: Land in Cheatham County, Tennessee, BEGINNING at an iron pin in the southerly boundary of the railroad right of way, at the corner of the property conveyed to U.S.A. for Cheatham Lock and Dam project, being Tract No. G-706-1; thence with said Dam project, South 54° 54' 16" West 355 feet to an iron pin; thence North 50° 05' 44" West 440 feet to an iron pin; thence North 80° 14' 27" West 184.04 feet to a 12-inch hackberry; thence North 13° 04' 59" East 164.90 feet to an iron pin in the southerly boundary of the railroad right of way; thence with the same, South 72° 07' 38" East 477.50 feet to an iron pin; thence South 17° 59' 57" West 20 feet to an iron pin; thence South 70° 07' 38" East 340.19 feet to the point of beginning, containing 3.36 acres, more or less.

(description continued on attached sheet)

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel 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 representatives, 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 my hand this 23rd day of June, 19 86

Mario Ferrari

STATE OF TENNESSEE
Davidson County

BOOK 6899 PAGE 890

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mario Ferrari, unmarried

the bargainor, 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 Nashville, Tennessee, this 23rd day of June, 1986.

Commission expires 10-25-88

James W. Stennett Jr.
Notary Public

STATE OF TENNESSEE
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
MARIO FERRARI, unmarried

TO
RHON REID et ux

WARRANTY DEED
FROM: Mario Ferrari, unmarried
TO: Rhon Reid and wife, Elyse J. Reid
DATED: June 23, 1986

(description continued)

TRACT NO. 3: Land in the 13th Civil District of Davidson County, Tennessee, BEGINNING in the center of the Old Hydes' Ferry Pike, the northwest corner of said tract in Talley's east line; thence with the center of said Pike, South 65-1/2° East 27 poles to Oglesby's northwest corner; thence with his west line, South 8-1/2° West 57 poles to low water mark on Cumberland River; thence down said River, South 85-1/4° West 27 poles to said Talley's southeast corner, a sycamore; thence with said Talley's line, North 8-1/2° East 71.6 poles to the beginning, containing approximately 10-1/2 acres, more or less.

INCLUDED in the above description, but EXCLUDED from this conveyance, is the right of way of the Tennessee Central Railroad.

BEING the same property conveyed to Mario Ferrari, by deed from Sanborn Productions, Inc., of record in Book 220, page 163, Register's Office for Cheatham County, Tennessee, and in Book 5992, page 985, Registers's Office for Davidson County, Tennessee.

This conveyance is subject to an easement for the flow of Bull Run Creek, an easement conveyed to U.S.A. by Rufus W. Pafford and wife, of record in Book 2139, page 465, Register's Office for Davidson County, Tennessee, being Tracts Nos. G-706-1 and G-706-2 in connection with the Cheatham Lock and Dam Project on the Cumberland River, and subject to an unrecorded agreement for the right of way for ingress and egress between Tennessee Central Railroad and Rufus W. Pafford et al.

This conveyance is also subject to a flowage easement in connection with operations of Cheatham Lock and Dam Project as more particularly described in the cause of United States of America vs. Morgan White, et al., Civil Action No. 1703, U.S. District Court for the Middle District of Tennessee, a certified copy of which is of record in Book 2156, page 507, Register's Office for Davidson County, Tennessee.

The three tracts of land described above and conveyed by this instrument are intended to contain 28 acres, more or less, and being parcels on Davidson County Tax Map, Map 55, Parcel 50, and Cheatham County Tax Map as Map 64, Parcel 6.00.

15016

IDENTIFICATION REFERENCE

JUN 27 9 58 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
CHEATHAM COUNTY:
Office of the Register: 6-23 1986
I, BETTY J. RESSE, Cheatham County Register, do
certify that the foregoing instrument and certificate
was received in my office at 3:40 o'clock
P.m., on 6-23 1986, entered in
Note Book K, Page 130 and recorded
in Book 236, Page 78. The following
taxes were paid under receipt No. 7288
STATE TAX/DEED $ 728.00
STATE TAX/NOTES $
PENALTY/FEE: $ 10.
RECORDING FEE: $ 12.00
TOTALS $ 740.50
Betty J Resse REGISTER