This Instrument Prepared by:
Michael Gigandet, Attorney
300 Noel Place, Nashville, TN 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
134-00-45	Fraternal Order of Eagles Aerie #86	Fraternal Order of Eagles Aerie #86 P. O. Box 110391 Nashville, TN 37222
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1185 Antioch Pike	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

Johnnie James McGowan and Cora Elizabeth Waller
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRATERNAL ORDER OF EAGLES AERIE #86

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF.

19061

IDENTIFICATION REFERENCE

Jul 10 12 16 PM '86

FELIX T. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1986 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of July, 1986.

Cora Elizabeth Waller
Cora Elizabeth Waller

Wade Waller
Wade Waller

Johnnie James McGowan
Johnnie James McGowan

Josephine McGowan
Josephine McGowan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Johnnie James McGowan, Josephine McGowan, Cora Elizabeth Waller, and Wade Waller the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 8th day of July, 19 86.

My commission expires: 7-9-87

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$ 52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 19 86

MY COMMISSION EXPIRES: 7-9-87 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

CORA ELIZABETH McGOWAN WALLER, ET AL

TO

AERIE #86 NASHVILLE EAGELS CLUB

Bk 6936

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____ Notary Public

Land in the 5th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of the Paragon Mills Road, being Waller's southwest corner; thence with the center of Paragon Mills Road north 87 degrees west 80 feet to a point in the center of said Road; thence north 23 degrees 30 minutes west 210 feet to the easterly side of a cottonwood; thence north 87 degrees west 94 feet to the center of a branch; thence with the center of said branch, north 10 degrees west 170 feet; north 37 degrees west 125 feet; north 35 degrees east 54 feet; north 50 degrees east 70 feet; north 3 degrees west 52 feet; north 46 degrees west 80 feet; north 14 degrees west 50 feet; north 5 degrees west 100 feet; north 13 degrees west 64 feet; north 4 degrees 30 mintues east 76 feet; north 18 degrees west 115 feet; north 26 degrees west 160 feet; thence leaving said branch south 81 degrees east 55 feet; north 15 degrees east 28 feet to the southwest corner of a concrete abutment; south 76 degrees east 28 feet to the center of the Antioch Pike; thence with the center of Antioch Pike south 46 degrees east 609 feet to a point in the center of said Pike; thence south 44 degrees west with a fence 257 feet, contining with said fence south 46 degrees east 260 feet to a stake in the fence corner; thence with fence south 8 degrees 30 minutes west 435 feet to a point the beginning, containing _____acres, more or less, according to a survey by Z. J. Wilkinson, Surveyor, September 6, 1943.

INCLUDED in the above described property but excluded therefom is that portion of the property conveyed to M. E. Lambert and wife, Mattie B. Lambert, as of record in Book 1853, page 272, Register's Office for said County and that portion of the property conveyed to the State of Tennessee for the widening of Antioch Pike, as of record in Book 2547, page 457.

Being property conveyed to W. B. McGowan and wife, Hattie L. McGowan, by deed from R. E. Ellis and wife, Mattie Ellis, as of record in Book 1278, page 100, Register's Office for said County, both of said parties having since died, the said W. B. McGowan having predeceased Hattie L. McGowan and the said Hattie L. McGowan having devised her property to the above grantors by Will of record in Will Book 128, page 268, Probate Court for Davidson County, Tennessee.

Wade Waller husband of Cora Elizabeth McGowan Waller and Josephine McGowan, wife of Johnny McGowan, join in this instrument for the purposes of conveying any right, title and interest they may have in and to the above described property.

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

RECEIVED OF _____

FOR _____

BOOK 6913 PAGE 394

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

5250[illegible].00- AMT
147.00 CSTAX
.50 PRFEE
9.00 MISC
CHECK 156.50-
5537A07/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19061

IDENTIFICATION REFERENCE

JUL 10 12 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 268949