New Owner +
SEND TAX BILLS TO:
HERBERT G WARDEN, ET UX
ROUTE 3, BOX 4813
OLD HICKORY BLVD
NASHVILLE, TN 37218

THIS INSTRUMENT PREPARED BY:
McCLELLAN, POWERS & EHMLING, P.C.
Attorneys at Law
Murfreesboro, Tennessee 37130

mail

QUITCLAIM DEED

Map 67
Para 97
$ 75
Is

FROM: HERBERT G. WARDEN, JR.

TO: HERBERT G. WARDEN and wife, OGEAL WARDEN

FOR AND IN CONSIDERATION of the payment of TEN ($10.00) DOLLARS, cash and other good and valuable considerations, the receipt of which is hereby acknowledged, I, HERBERT G. WARDEN, JR., GRANTOR, has this day bargained and sold, and by these presents does hereby convey and quitclaim unto HERBERT G. WARDEN, JR. and wife, OGEAL WARDEN, as tenants-by-entireties, all of my estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1:
A certain tract or parcel of land located in the 13th (old 25th) Civil District of Davidson County, Tennessee, and bounded as follows:

BEGINNING at a stone marker, Roger's southwest corner and the southermost corner of the tract herein described; runs N. 67 deg. W. 160 poles to a stake at the east edge of Cumberland River at the mouth of a drainage ditch; thence down the river along the Eastern low water line to points; N. 2½ deg. W. 70 poles; N. 9 deg. W. 31 poles to the mouth of a small branch, Farmer's corner; thence leaving the river with the branch, Farmer's boundary to points; S. 62 deg. E. 14 poles; N. 34 deg. E. 4 poles; S. 54½ E. 7 poles; S. 87½ E. 8.4 poles; S. 10 deg. E. 18 poles to a stake, the SE corner of the 6¼ acre tract herein included in the north boundary of the original W. H. Hunt tract; thence N. 69¼ deg. E. with Farmer's line 45 poles; N. 54¼ deg. E. 23 poles; N. 75¼ deg. E. 48 poles; N. 88½ E. 45 poles; N. 49¼ deg. E. 88 poles to the center of Old Hickory Blvd; thence with Old Hickory Blvd and its meanders to points; S. 38 deg. E. 14 poles; S 27¼ deg. E. 16.5 poles; S. 8½ E. 13.6 poles; S. 5½ deg. W. 8.4 poles to the N.E. corner of Roger's boundary line to points; N. 67 deg. W. 33.4 poles, S. 38½ deg. W. 6 poles; S. 27 deg. W. 46 poles; S. 40 deg. W. 20 poles; S. 43½ deg. W. 23.4 poles to a hickory stump; S. 7½ deg. E. 10 poles; S. 20 deg. W 8 poles; S. 26½ deg. W. 40 poles to a pile of stones S. 18½ deg. W. 19 poles to the beginning, containing 138 acres, more or less.

TRACT NO. II:
LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by William M. Keel, Registered Land Surveyor, State of Tennessee, No 990, dated April 30, 1981, as follows:

BEGINNING at an iron pin located (1) in the southerly line of that certain 138 acres, more or less, tract which was conveyed to W. T. Shockley,Jr. and wife, by deed from

Lampley McDonald, a widow, recorded in Book 2883, Page 345 in the Register's Office for said County, (2) North 87 deg. 00' West 442.20 feet along the southerly line of said 138 acre tract from a stone marker at the southeast corner of said 138 acre tract, and (3) at an interior northeast corner of that certain 166.2 acres, more or less, tract which was conveyed to Mary Ann O'Connor by deed from Robert G. O'Connor, recorded in Book 5721, Page 74, in said Register's Office; thence with an interior easterly line of said 166.2 acre tract south 3 deg. 00' west 300.3 feet to an iron pin at a corner of said 166.2 acre tract; thence with a northerly line of said 166.2 acre tract south 87 deg. 00' east 167.34 feet; thence along a new line North 3 deg. 00' North 3 deg. 00' east 300.3 feet to the southerly line of said 138 acre tract; thence with the southerly line of said 138 acre tract North 87 deg. 00' west 167.34 feet to the point of beginning, containing 1.15 acres, more or less.

TRACT NO. III:
LAND in the 13th Civil District of Davidson County, Tennessee, describedd according to a survey made by William M. Keel, Registered Land Surveyor, State of Tennessee, No. 990, dated April 30, 1981, as follows:

BEGINNING at an iron pin located (1) in the southerly line of that certain 138 acres, more or less,tract which was conveyed to Willard T. Shockley, Jr., and wife, by deed from Lampley McDonald, a widow, recorded in Book 2883, page 345, in the Register's Office for said County, (2) North 87 deg. 00' west 442.20 feet along the southerly line of said 138 acre tract from a stone marker at the southeast corner of said 138 acre tract, and (3) at the northwest corner of that certain 10 acres, more or less, tract which was conveyed to Jerry D. Wood, Sr., and wife, by deed from Etta Estelle Bess, recorded in Book 3703, Page 610 in said Register's Office; thence with the westerly line of said 10 acre tract South 3 deg. 00' west 300.3 feet to an iron pin at the southwest corner of said 10 acre tract; thence along new lines north 87 deg. 00' west 217.58 feet to an iron pin and north 3 deg. 00' east 300.3 feet to an iron pin in the southerly line of said 138 acre tract; thence with the southerly line of said 138 acre tract South 87 deg. 00' east 217.58 feet to the point of beginning containing 1.5 acres, more or less.

TRACT NO. IV:
A certain tract or parcel of land situated in the 13th Civil District and the First Councilmatic District of Davidson County, Tennessee, and escribed generally as follows:

BEGINNING at a point in the westerly margin of Old Hickory Blvd. said point being situated at the intersection of Old Hickory Blvd. and the private gravel driveway of the property of W. T. Shockley, Jr.; thence southwardly along the westerly margin of Old Hickory Blvd., a distance of 315 feet to a pointt; thence westwardly back from Old Hickory Blvd. a distance of 415 feet to a point; thence northwardly a distance of 315 feet to a point in the southerly margin of said private gravel driveway on the property of W. T. Shockley, Jr.; and thence eastwardly along the southerly margin of said private gravel driveway a distance of 415 feet to a point in the westerly margin of Old Hickory Blvd.; the point of beginning and containing 3.05 acres, more or less.

BEING the same property conveyed to HERBERT G. WARDEN, JR, by deed from SARAH ANNE JONES, a widow, of record in Deed Book ____, Page ____, Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 24th day of May, 1986.

HERBERT G. WARDEN, JR.

STATE OF TENNESSEE

COUNTY OF Robertson

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County, aforesaid, the within named bargainor, HERBERT G. WARDEN, JR., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Springfield, Tennessee, this the 24th day of May, 1986.

NOTARY PUBLIC

My Commission Expires: 2/1/87

STATE OF TENNESSEE

COUNTY OF _____

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

_____
AFFIANT

SWORN to and subscribed before me, this the _____ day of _____, 1985.

_____
NOTARY PUBLIC

My Commission Expires: ___/___/___.

4287.2

IDENTIFICATION REFERENCE

SEP 17 10 23 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN