THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

Mail

WARRANTY DEED

BOOK 7098 PAGE 519

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Wayne Hicks, etal Co-Trustees 106 East St. Goodlettsville, Tn. 37072	SAME AS NEW OWNER	Map 26-1 Parce. 5 GO-00560

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, LADYE D. MOORE, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said WAYNE HICKS and EDWARD C. GALBREATH, CO-TRUSTEES, with full power to mortgage, sell or convey without the joinder of any beneficiary, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, City of Goodlettsville, and more particularly described according to a survey by Stanford & Associates, Inc. dated March 22, 1973, as follows:

BEGINNING on the easterly margin of Dickerson Road at a corner of the Bank of Goodlettsville property, thence following the easterly margin of Dickerson Road, S. 8 deg. 7' E. 537.81 feet to a point presently occupied by Western Auto Store; thence N. 84 deg. 14' E. 104.8 feet to a point; thence S. 6 deg. 12' E. 54.1 feet to a point on the northerly margin of East Street; thence following the northerly margin of East Street, S 88 deg. 51' East 19.1 feet to the corner of the Galbreth Brothers' property; thence N. 6 deg. 12' W. 85 feet to a point; thence N 76 deg. 46' E. with the margin of the Galbreth Brothers' property 39.86 feet to a point in Southern Equipment Company property; thence N. 5 deg. 16' W 230 feet to a point; thence N 79 deg. 48' E. 152.4 feet to a point; thence N 71 deg. 20' E 137 feet to a point in the margin of Two Mile Pike; thence following the margin of Two Mile Pike, N 50 deg. 50' W. 333.7 feet to a point in the Bank of Goodlettsville property line; thence with the line between this property and the Bank of Goodlettsville property on two (2) calls as follows: S 81 deg. 40' W. 152.22 feet to a point, and thence S 84 deg. 54' W. 86.22 feet to the point of beginning.

Being the same property conveyed to H. Roscoe Drake and Ladye D. Moore, by deed from E. Hudson Drake, a widower, of record in Book 4934, page 79, Register's Office, Davidson County, Tennessee. And H. Roscoe Drake died testate, a citizen and resident of Davidson County, Tennessee on November 29, 1976 and by the terms of his Last Will and Testament of record in Will Book 118, page 631, County Court Clerk's Office for Davidson County, Tennessee, Docket No. 63666, the said H. Roscoe Drake devised his interest in the property hereinabove described to Ladye Frances

Moore, his daughter and only heir-at-law. Ladye Frances Moore is one and the same person as Ladye D. Moore. The decedents estate has been closed and all debts, taxes and costs of administration have been fully paid.

INCLUDED in the above description, but expressly EXCLUDED is the folllowing tract of land conveyed to City of Goodlettsville by deed from H. R. Drake and E. H. Drake, of record in Book 4909, page 416, Register's Office for said County, as follows:
For Project No. 66-R-29 (Relocated Long Hollow Pike from Dickerson Road to Sumner County Line).
Being a part of Tax Parcel 26-1-2 located in the Tenth Civil District of Davidson County, as shown on Exhibit "A" hereto, and being more particularly described as follows:
BEGINNING at a point in the easterly margin of Dickerson Road, said point being S 03 deg. 33' E. 75 feet from Grantor's northerly line; thence N 86 deg. 10' E, 7 feet to a point; thence with a curve to the left having a radius of 40 feet, a distance of 63 feet to a point; thence N 89 deg. 10' E 239.9 feet to a point; thence with a curve to the left having a radius of 25 feet, a distance of 57.8 feet to a point in the westerly margin of Old Two Mile Pike; thence with said margin S 46 deg. 20' E, 176.5 feet to a point; thence with a curve to the left having a radius of 40 feet, a distance of 33.2 feet to a point; thence S 86 deg. 10' W, 348.8 feet to a point; thence with a curve to the left having a radius of 40 feet, a distance of 58 feet to a point in the easterly margin of Dickerson Road; thence with said margin N 03 deg. 33' W 48 feet to a point; thence S 86 deg. 10' W, 7 feet to a point; thence N 03 deg. 33' W, 108 feet to the point of beginning, containing 0.69 acres, more or less.
DRAINAGE EASEMENT
The land upon which the drainage facility is to be constructed is to remain the property of the grantor and may be used for any purpose so long as such use does not interfere with the use or maintenance of the drainage utility.
BEGINNING at a point in the westerly margin of Old Two Mile Pike at Grantor's southeasterly corner; thence S 86 deg. 10' W, 285 feet to a point; thence N 03 deg. 50' W, 50 feet to a point; thence N 86 deg. 10' E, 240 feet to a point; thence with a curve to the right having a radius of 40 feet, a distance of 33.2 feet to a point; thence S 46 deg. 20' E, 35 feet to the point of beginning, containing 14,000 square feet, more or less.
By this instrument, the Grantors hereby convey a temporary construction easement outside the proposed right-of-way line. The title to the property described below remains vested in the Grantors and is to be used by the City of Goodlettsville, its contractors, or its assigns until the completion of the Relocation of Long Hollow Pike.
A 15 foot wide temporary construction easement running with and adjacent to the proposed northerly margin of Relocated Long Hollow Pike. Containing 4,500 square feet, more or less.

INCLUDED in the above description, but expressly EXCLUDED herefrom is that portion of the property conveyed to Bank of Goodlettsville, by deed from Ladye Frances Drake Moore and husband, J. Richard Moore, of record in Book 5100, page 171, Register's Office for said County, described as follows:
A tract of land in the City of Goodlettsville, the 10th Civil District of Davidson County, Tennessee, being more fully described as follows:
BEGINNING at a spike at the northwesterly corner of land owned by H. R. and E. H. Drake (Will Book 85, page 25, Chancery Court) and the southwesterly corner of land owned by the Bank of Goodlettsville (Book 1941, page 443), said spike being on the easterly margin of Dickerson Road and 258.7 feet southerly from the southwesterly margin of Two Mile Pike; thence N 89 deg. 15' 15" E. a distance of 93.20 feet to a P.K. nail; thence N 86 deg. 06' 06" E. a distance of 149.40 feet to a spike on the southwesterly margin of Two Mile Pike; thence S 46 deg. 20' 12" E a distance of 92.28 feet to an iron pin; thence southerly and westerly with a 25 foot radius curve to the right a distance of

57.82 feet to an iron pin; thence with the northerly margin of the relocated Long Hollow Pike, S 86 deg. 10' 10" W a distance of 239.66 feet to a spike; thence westerly and northerly with a 40 foot radius curve to the right a distance of 62.98 feet to a spike; thence S 86 deg. 22' 30" W a distance of 7.00 feet to a spike; thence with the easterly margin of Dickerson Road, N 3 deg. 37' 30" W a distance of 74.65 feet to the point of beginning and containing 0.71 acres

INCLUDED in the above described property, but expressly EXCLUDED herefrom is that portion of the premises conveyed to Horace C. Pratt by deed from Ladye D. Moore and husband, J. Richard Moore, of record in Book 5549, page 221, Register's Office for said County as follows:
A tract of land in the Second Civil District of Davidson County, City of Goodlettsville, Tennessee, being more fully described as follows:
BEGINNING at an iron pin on the easterly margin of Dickerson Pike, U.S. 41, 31-W, said iron pin being at the southerly end of the southeasterly return curve at New Long Hollow Pike and Dickerson Pike; thence, northerly and easterly with said return curve to the right having a radius of 40.0 feet, a distance of 62.69 feet to an iron pin on the southerly margin of New Long Hollow Pike; thence, with said margin N. 86 deg. 10' 10" E. a distance of 142.02 feet to an iron pin on the southerly margin of New Long Hollow Pike; thence, leaving said margin S 1 deg. 25' 30" E. a distance of 221.06 feet to an iron pin at the back common corner ot Lots 1 and 2 of the Drake-Moore Subdivision; thence with said common line between Lots 1 and 2, S 86 deg. 22' 30" W a distance of 173.39 feet to a PK nail on the easterly margin of Dickerson Pike, said point also being the common front corners of Lots 1 and 2 of Drake-Moore Subdivision; thence, with the easterly margin of Dickerson Pike, N 3 deg. 37' 30" W a distance of 180.39 feet to the point of beginning and containing 38,840 square feet or 0.89 of an acre as per survey by Ragan-Smith-Murphy & Associates, dated 11/30/79.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except (1) 1986 State, County and City of Goodlettsville taxes paid in full by Grantor without proration, and (2) Twenty foot easement for purpose of ingress and egress from Two Mile Pike to the property described by Deed of record in Book 4247, page 39, R.O.D.C. Said easement lies along the northerly margin or line of Tract No. 2, as shown on survey prepared by Richard B. Omohundro, dated February 4, 1968, and fully described in Book 2593, page 25, R.O.D.C.

And I, the GRANTOR, do further covenant and bind myself, my, 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.

WITNESS my hand on this the 31 day of December, 1986.

LADYE D. MOORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LADYE D. MOORE, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 31 day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 11-1-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Sworn to and subscribed before me, this the 31 day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 12/3/89

80804

IDENTIFICATION REFERENCE

JAN 7 8 49 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7098 PAGE 523

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

20[illegible].00- CAMT.
5.60 CSTAX
VE 5.60- CSTAX
560.00 CSTAX
.50 PREE[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 572.50-
5097A01/07/87 BAL .00

80804

IDENTIFICATION REFERENCE

JAN 7 8 49 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 31518