Prepared by: Barned & Acuff, 101 S. Jefferson Ave., Cookeville, TN 38501 Mail

Send tax bills to:
F. R. Toline
Route 13, Box 165
Cookeville, Tennessee 38501

Map-Parcel Numbers
Map 178, Parcels
19 & 6

BOOK 7256 PAGE 818

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

I, EDITH McPHERSON TOLINE, have this day bargained and sold and to hereby transfer and convey to FRANCIS RAYMOND TOLINE, his heirs and assigns, all my undivided right, title and interest in and to a certain tract or parcel of land located in the Ninth Civil District of Davidson County, Tennessee and described as follows, towit:

A tract of land on the East side of Highway 96, and being more particularly described as follows:

Tract One

Beginning at a point, the intersection of the Easterly margin of State Highway 96 and the Northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, Page 242, Register's Office of Davidson County, Tennessee; thence with said Easterly margin of Highway 96, with a curve to the right, 275.0 feet to a point, said curve having a chord of North 51 degrees 29 minutes West, 274.9 feet; thence leaving said Easterly margin of Highway 96 in an easterly direction North 54 degrees 30 minutes East 955.0 feet to a point; thence in a Northeasterly direction North 19 degrees 12 minutes East 937.6 feet to a point in the Southerly line of the property conveyed to J. M. Groves et ux, as recorded in Book 1515, page 188, R.O.D.C.; Thence with Groves' Southerly line in an Easterly direction with the meanders of a fence South 88 degrees 12 minutes East 915.7 feet to a point in the Westerly line of the property conveyed to Linda Annese Claxton as recorded in Book 4176, Page 691, Register's Office of Davidson County, Tennessee; thence with said Westerly line in a Southerly direction with the meanders of a fence South 03 degrees 58 minutes West 717.0 feet to a point in the Northerly line of the property conveyed to W. A. Linton, et ux, as recorded in Book 3983, Page 592, Register's Office of Davidson County, Tennessee; thence with said Northerly line in a Westerly direction with the meanders of a fence North 84 degrees 26 minutes West 843.9 feet to a point, being a corner of the Linton property; thence continuing with Linton's boundary in a Southerly direction with the meanders of a fence South 15 degrees 45 minutes West 402.6 feet to a point; thence in a Southwesterly direction with Linton's boundary and said Maggie B. Allison's Northerly boundary South 54 degrees 30 minutes West 967.1 feet to a point in the Easterly margin of Highway 96 the point of beginning, containing 23.5 acres, more or less.

This being the same property conveyed to F. R. Toline, et ux, by deed from Kenneth B. McPherson, et al, of record in the Register's Office of Davidson County, Tennessee in Deed Book 4433, Page 549.

Tract Two

Lying and being on the North side of Highway 96, and described as follows:

Beginning at a concrete monument, being the Southwest corner of a tract conveyed to F. R. Toline in Book 4433, Page 546, Register's Office of Davidson County, Tennessee and running thence North 56 degrees 30 minutes East 967.1 feet to a point in W. A. Linton's and Toline's line; thence South 31 degrees 38 minutes 831.92 feet to the North margin of Highway 96 right-of-way; thence with said right-of-way North 59 degrees 07 minutes West 248.65 feet to a concrete right-of-way marker, thence North 73 degrees 39 minutes West 164.24 feet to the point of beginning and containing 3.79 acres, more or less, being a part of Parcel 6, Map 178, and being the same property conveyed to F. R. Toline, et ux, by J. M. Whitsitt, Jr., Executor, of record in the Register's Office of Davidson County, Tennessee in Book 4721, Page 501.

Tract Three

Beginning at a State Highway marker on the North right-of-way of Highway 96 in the Southeast corner of Toline's 3.79 acre tract; thence North 31 degrees 38 minutes West 831.92 feet to an iron pin; thence North 18 degrees 13 minutes East 4.71 feet to an iron pin in Toline's line; thence with Toline's line South 82 degrees 19 minutes East 441.67 feet to an iron pin at the Northwest corner of Tract No. 6; thence South 30 degrees 44 minutes West 1432.44 feet to the North right-of-way of Highway 96; thence with said right-of-way North 60 degrees 2 minutes West 211.75 feet to a highway marker on said right-of-way; thence North 41 degrees 18 minutes West 127.25 feet to the beginning and containing 10.42 acres, more or less, being property conveyed to F.R. Toline, et ux, by J. M. Whitsitt, Jr., Executor by deed of record in the Register's Office of Davidson County, Tennessee in Deed Book 4725, Page 557.

Tract Four

Beginning at an iron pin in the Northerly right-of-way of Highway 96, being the Northeast corner of Lot 5 sold to F. R. Toline and wife, running North 30 degrees 44 minutes East 1432.44 feet to an iron pin in Toline's South line; thence South 82 degrees 19 minutes East 294.67 feet to an iron pin in said line; thence South 30 degrees 54 minutes East 1544.21 feet to an iron pin in the North right-of-way line of Highway 96; thence North 60 degrees 4 minutes West 266.56 feet to the beginning and containing 9.18 acres, more or less.

The previous and last conveyance of this tract being a deed to F. R. Toline, et ux., from J. M. Whitsitt, Jr., Executor, of record in the Register's Office of Davidson County, Tennessee in Deed Book 4725, Page 559.

This property was heretofore held by Grantor and Grantee as tenants by the entireties and this Deed is executed in order to convey Grantor's interest to the Grantee, thereby vesting Grantee with the title to the property in fee simple, as provided by T.C.A. §66-1-110.

TO HAVE AND TO HOLD all the said undivided right, title and interest in and to said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Francis Raymond

Toline, his heirs and assigns forever. And I do covenant with the said Francis Raymond Toline that I am lawfully seized and possessed of the interest herein conveyed in fee simple, have a good right to convey it, and the same is unencumbered, except for 1987 real estate taxes which are to be paid by the Grantee.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives to warrant and forever defend the title to the interest herein conveyed to the said Francis Raymond Toline, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this the 20 day of May, 1987.

Edith McPherson Toline

STATE OF TENNESSEE)

COUNTY OF PUTNAM)

BOOK 7256 PAGE 820

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, EDITH McPHERSON TOLINE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Cookeville, Tennessee, this 20th day of May, 1987.

Commission expires: 2-18-91

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

AFFIANT_____

Subscribed and sworn to before me, this the _____ day of _____, 19.

My commission expires: _____ _____

NOTARY PUBLIC - REGISTER

BOOK 7256 PAGE 821

STATE OF TENNESSEE, DAVIDSON COUNTY

The foregoing instrument and certificate were noted in Notebook _____, Page _____, at ____O'clock __M _____, 19__, and recorded in Warranty Deed Book ____, Page _____. State Tax Paid $_____, Fee _____ Recording Fee _____, Total $_____.

WITNESS MY HAND.

Receipt No. _____ _____ Register

IDENTIFICATION REFERENCE

JUN 3 1 50 PM '87

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