MAP-PARCEL:
71-7-87 (Pt

DEED OF REALTY from Grantors, Edward Robertson, trustee; Frank McCown, John R. Engelman, Martha McBride, Frank R. Smith, Ernest Rees III, Mary Nishio, Joe M. Rees and Helen Janele, to Grantee, Bobby H. Young.

GRANTORS have bargained and sold and hereby transfer and convey to Grantee, to have and to hold to him in fee simple and to his heirs, successors and assigns forever, the following described realty located in Davidson County, Tennessee:

Beginning at a new iron pin on the west right-of-way of Dickerson Pike at the midpoint of the Dickerson Pike frontage of Grantors' parent tract and proceeding as follows: S 9°23'27"W with the west right-of-way of Dickerson Pike a distance of 248.29 feet to a new iron pin; thence, N 85°02'57'W a distance of 366.83 feet to a new iron pin in the north line of Windsor Park Properties 3; thence, N 82°42'56"W a distance of 360.22 feet to a new iron pin; thence, N 00°35'49"W a distance of 544.68 feet to a new iron pin; thence, S 83°47'26"E a distance of 351.83 feet to a new iron pin; thence, S 19°04'35"E a distance of 302.61 feet to a new iron pin; thence, S 80°36'33"E a distance of 324.65 feet to the point of beginning, containing 7.10 acres, more or less, as per survey by Turner Engineering Company dated 1-9-89.

There are sewer easements on this tract as recorded in Book 4089, page 442, Register's Office for Davidson County, Tennessee.

See Exhibit A. for source of title.

GRANTORS COVENANT that they are lawfully seized and possessed of said realty and have a perfect right to convey it, that the same unencumbered, and that they will warrant and defend the title to said realty to Grantee and to his heirs, successors and assigns forever against all lawful claims, except as otherwise herein set out.

THE CONSIDERATION for this conveyance is a valuable one, receipt of which is hereby acknowledged. POSSESSION will be given with deed. TAXES for the current year are prorated at closing and assumed by Grantee.

This deed is executed on behalf of all but the first Grantor named above by Edward Robertson acting under limited powers of attorney of record in Book 7711, pages 548, 554, 550, 552, 556, 558, 560 and Book 7736, page 917, all in the Register's Office for Davidson County, Tennessee.

WITNESS the Grantor's signatures this 1 February, 1989

Edward Robertson, Trustee

Frank McCown

By

Ernest Rees III

By

John R. Engelman

By

Mary Nishio

By

Martha McBride

By Edward Robertson

Joe M. Rees

Edward Robertson

Frank R. Smith

By Edward Robertson

Helen Janele

By Edward Robertson

BOOK 7764 PAGE 680

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public for said state and county, Edward Robertson, with whom I am personally acquainted and who acknowledged that they executed the above instrument for the purposes therein stated.

Witness my hand and seal this 1 February 1989.

Jo Ann Smith
Notary Public

My commission expires: March 11, 1991

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 1st day of Febraury 1989 before me personally appeared Edward Robertson, to me known to be the person who executed the foregoing instrument in behalf of Frank McCown, John R. Engelman, Martha McBride, Frank R. Smith, Ernest Rees III, Mary Nishio, Joe M. Rees and Helen Janele and acknowledged that he executed the same as the free act and deed of said persons.

Jo Ann Smith
Notary Public

My commission expires: March 11, 1991

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $126,177.15.

Affiant

Sworn to and subscribed before me this 1 February 1989.

Jo Ann Smith
Notary Public

My commission expires: March 11, 1991

Owner: Mr. Bobby H. Young
Address: 810 Old Dickerson Rd.
Goodlettsville TN 37072

Send Tax Bills to:
Mr. Bobby H. Young
810 Old Dickerson Road
Goodlettsville, TN 37072

This instrument prepared by Edward Robertson, attorney at law, Box 871, Clarksville TN 37041.

Exhibit A

This property was acquired by E.A. Robertson Sr. by deed of record in Deed Book 731, page 49 in the Davidson County Register's Office. Upon his death in Davidson County in 1949 he devised the property (see Will Book 63, page 286) to his wife, Mary A. Robertson, who by deed of record in Book 2244, page 441 conveyed it to her four children, Winifred Engelman, Vivian McCown, Mary Rees and Edward A. Robertson Jr. Winifred Engelman died intestate in 1966, survived by two children, John R. Engelman and James Engelman. James Engelman died intestate in 1966, unmarried and without issue, and his interest passed to his brother, John R. Engelman, who is thus vested with a ¼ interest in the property. Vivian McCown, by her will of record in Will Book 90, page 245, in the office of the Davidson County Chancery Court Clerk, devised her interest to her husband, Frank E. McCown Sr. Mary Rees, by her will of record in Will Book 11, page 537 in the office of the Chancery Court Clerk for Lincoln County, Tennessee, devised her interest to her husband, James H. Rees. James H. Rees, by his will of record in Will Book 12, page 426 in the office of Lincoln County Chancery Court Clerk, devised that interest in equal shares to his brother-in-law Edward A. Robertson Jr.; to his sister Katherine Smith, who predeceased him, leaving two children, Martha McBride and Frank R. Smith; and to the four children of his brother, Helen Rees Janele, Mary Rees Nishio, Joe M. Rees and Ernest Rees III. Thus Edward A. Robertson Jr. acquired 1/3 of Mary Rees's ¼ interest to add to the ¼ he already had. Martha McBride and Frank R. Smith divided equally 1/3 of Mary's ¼ interest, and therefore each now holds a 1/24 interest. Helen Rees Janele, Mary Rees Nishio, Joe M. Rees and Ernest Rees III similarly divided equally 1/3 of Mary's ¼, and therefore each now holds a 1/48 interest in the realty. Edward A. Robertson Jr. died in 1987 and his will of record in Will Book 51, page 135 in the office of the Chancery Court Clerk for Williamson County, Tennessee, named his wife, Rose A. Robertson, as executrix with power to allocate assets to a testamentary trust. This allocation was made by instrument from her to Edward Robertson, trustee, of record in Book 7679, page 836, Davidson County Register's Office.

Reference is also made to a correction deed of record in Book 5569, page 234 in said Register's Office.

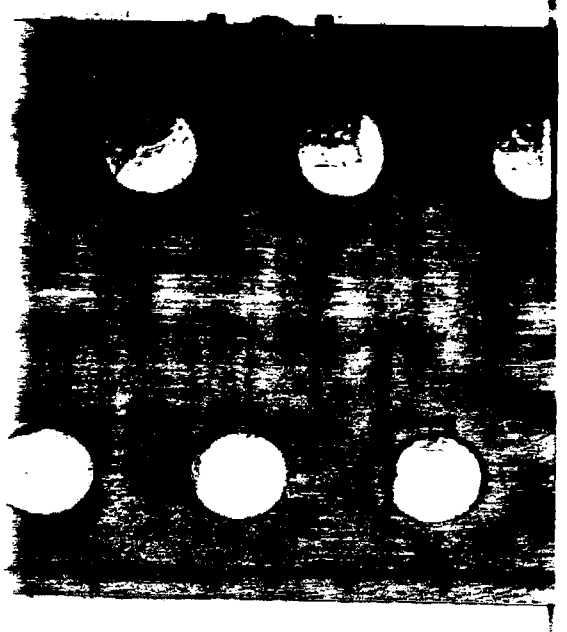
3880 02/02 0101 03CHECK 425.

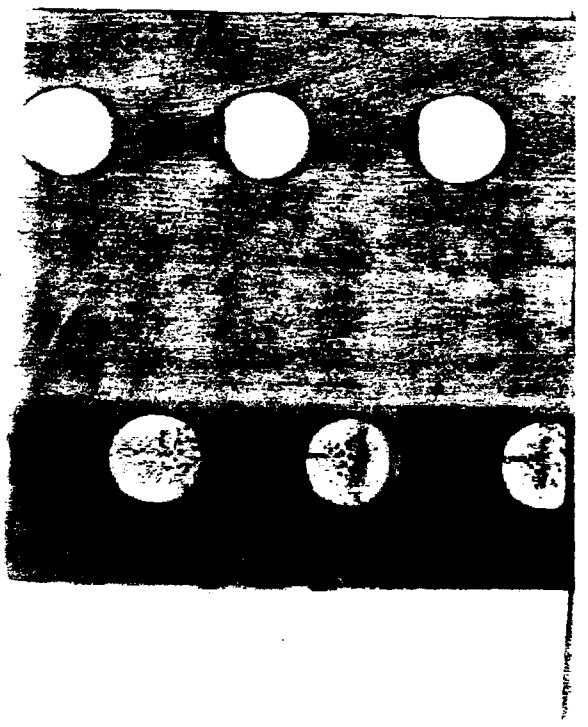
06203

IDENTIFICATION REFERENCE

FEB 2 10 10 AM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 7764 PAGE 682

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 126177.15
CON TX 416.46
PRFEE 0.50
WDEED 9.00
TOTAL 425.96
CHECK 425.96
02/02/89 01 10:13 0001 3880

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06203

IDENTIFICATION REFERENCE

Feb 2 10 19 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178389