I, DOROTHY B. HEAD, Register for Robertson County, Tennessee, do hereby certify that the foregoing is a true and correct copy of a certain Deed from Melvin Sykes & wife to Melvin B. Sykes Jr + wife Pamela D. Sykes as the same appears of record in the records of this office in Deed Book No. 288, page 287, Certified to under my hand this the 2 day of July, 1990.

Dorothy B. Head
DOROTHY B. HEAD, Register

Owner: Box 156
ADAIRVILLE KY 42202

Send Tax Bill To:
Melvin B. Sykes, Sr., and wife, Opal Sykes

MAP-5
PAR-4 ac

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

MAP 140 GR ___ CONT MAP 140 PARCEL 25.00 P/I ___ S.I. 000
ROBERTSON COUNTY ASSESSOR OF PROPERTY

This instrument was prepared by
Yost and Balthrop, Attorneys
Springfield, Tennessee

THIS DEED OF CONVEYANCE, executed and delivered by Melvin Sykes and wife, Opal Sykes, hereinafter called the grantors, to Melvin B. Sykes, Jr., and wife, Pamela D. Sykes, hereinafter called the grantees;

BOOK 8143 PAGE 413

WITNESSETH: That, for the consideration of One ($1.00) Dollar, cash and other valuable consideration, receipt of which is hereby acknowledged, we, the said grantors, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantees, survivor and assigns, the remainder interest, reserving a life estate to ourselves and the survivor, a certain tract or parcel of land situate in the 16th and 14th Civil Districts of Robertson County, Tennessee, described as follows, to-wit:

BEGINNING at a point in the Southern boundary line of a tract of land owned by Jim Huffman, being the Northwest corner of a reserved strip of land; thence with Huffman's southern boundary line and the Southern boundary line of a tract ofland owned by Rich Garrett, westwardly 2240 feet to a point in Garrett's line, thence southwardly 1436 feet to a point in the Northerly boundary line of a tract of land owned by Lum Adcock; thence with Adcock's northern boundary line and the northern boundary line of a tract of land owned by Bowers, eastwardly 2640 feet to a point; thence northwardly 660 feet to a point; the southeast corner of said reserved tract of land; thence North 79 deg. West 255 feet to a point; thence North 89 deg. West 188 feet to a point; thence North 80 deg. West 114 feet to a point; thence North 58 deg. West 168 feet to a point; thence North 45 deg. West 89 feet to a point; thence North 23 deg. East 400 feet to a point; thence North 71½ deg. East 200 feet to a point; thence North 61 deg. East 152 feet to a point; thence North 33 deg. East 70 feet to the beginning, containing 79 acres, more or less, and being the land conveyed to Melvin Sykes and wife, Opal Sykes, by Carolyn L. Hamsley, unmarried, in a deed of record in Deed Book 234, page 304, Register's Office for Robertson County, Tennessee.

EXCLUSION NO. 1: There is included in the above described property, but expressly excluded from this conveyance, a triangular tract of land containing about 14 acres on the eastern side of the tract above described, more particularly described as follows:
BEGINNING at the Northwestern corner of a tract of land of 18 acres, more or less, conveyed to C. N. Trice and wife, Nannie Lee Trice, in trust to W. O. Lee, Trustee, and fully described in said Trust Deed, which is of record in Deed Book 1386, page 269, Register's Office for Davidson County, Tennessee; thence westwardly along the southern boundary line of a tract of land owned by L. P. Dallas and wife, F. A. Dallas, 809 feet to a point in a ravine or hollow; thence in a southerly direction 815 feet to the Bowers (formerly the Adcock) line south of Sycamore Creek; thence eastwardly along the northern boundary line of the Bowers (formerly Adcock) line 915 feet to the southwest corner of said 18 acre tract conveyed to C. N. Trice and wife, Nannie Lee Trice to William O. Lee, Trustee; thence North along the western boundary of said 18 acre tract, 619 feet

to the beginning, containing 14 acres, more or less,

EXCLUSION NO. 2: BEGINNING at a point in the center of a small hollow with an iron pointer on the west bank, being a corner to James P. Huffman, a corner to H. J. Saxer and being the northeast corner of Melvin Sykes, appearing of record in Deed Book 241, page 193, in the office of the Register of Robertson County, Tennessee, and continuing as follows: thence with the center of a small hollow, or drain, and the Westerly line of said Saxer South 49 deg. 59' 52" West 78.25 feet; thence South 12 deg. 41' 19" West 48.06 feet; thence South 64 deg. 50' 48" West 210.71 feet; thence South 78 deg. 28' 14" West 300.70 feet; thence South 34 deg. 22' 22" West 395.39 feet to a point inthe intersection of aprivate road and said small hollow, or drain, being the Southeast corner of this new tract of land; thence North 88 deg. 21' 30" West 109.48 feet; thence North 68 deg. 43' 25" West 105.69 feet; thence North 88 deg. 21' 30" West 109.48 feet; thence North 68 deg. 43' 25" West 105.69 feet; thence North 55 deg. 05' 51" West 963.51 feet to a point in a small drain, being the Southwest corner of this tract of land; thence with the center of said small drian North 44 deg. 01' 26" East 130.93 feet; thence North 47 deg. 50' 14" East 136.43 feet; thence North 2 deg. 48' 49" East 120.22 feet to the intersection of said drain and southerly line of Reba F. Harris and siad Sykes and bieng the Northwest corner of this tract of land; thence with the line of said Harris South 78 deg. 21' 25" East, passing a common corner to said Harris and said Huffman, in all 1612.16 feet to the point of beginning, containing 18.01 acres, more or less, and being the northeasterly portion of land conveyed to Melvin B. Sykes and wife, Pamela D. Sykes, y Melvin Sykes and wife, Opal Sykes, in Deed Book 267, page 39, RORCT.

TO HAVE AND TO HOLD the premises aforesaid, together withall the appurtenances and immunites thereto pertaining, unto the said grantees, survivor and assigns, forever. (1) That they are lawfully seized in fee of said premises; (2) That they have a good and perfect right tomake this conveyance; (3) That said premises are unincumbered; and (4) That they will warrant and defend the title in and to said land against the lawful claims and deamdns of all persons whomsoever.

Dated at Springfield, Tennessee, this 20th day of April, 1988.

Melvin Sykes

Opal Sykes

STATE OF TENNESSEE,)
)
ROBERTSON COUNTY.)

Personally apepared before me, the undersigned, a Notary Public in and for said county and stae, the within named, Melvin Sykes and wife, Opal Sykes, the bargainors, with whom I am personally acquainted, (or prove dto me on the basis of satisfactory evidence) and who acknowledged that they executed the within

instrument for the purposes therein contained.

Witness my hand and seal fo office, this 20th day of April, 1988

Kelly C. Holt
Notary Public

My commissin expires: Sept 23, 1990

STAET OF TENNESSEE,)
)
ROBERTSON COUNTY.)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is $ 1.00 47,200.00 which amount is equal to or greatern than the amount which the property or interst in property transferred would command at a fair and voluntary sale.

M. B. [illegible]
Affiant

Subscribed and sworn to before me, this 6th day of ~~April,~~ May 1988.

Dorothy B. Head
~~Notary Public~~ or Register

STATE OF TENNESSEE, ROBERTSON COUNTY
The foregoing instrument and certificate were noted in Note Book 23 Page 266 At 9:30 O'clock A. M. May 6 1988
and recorded in Deed Book 288 Page _____ State Tax Paid $94.16 Fee .50 Recording Fee 12.00 Total $116.66
Witness My Hand
Receipt No. 16914 Register Dorothy B. Head

3631

JUL 2 11 51 AM '90

3422 07/02 0101 03CHECK 9.00