This Instrument Prepared By:
J. MICHAEL JACOBS, ESQ.
JACOBS, HOLT & MASTEN
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

Address New Owner(s):	Send Tax Bills To:	Map/Parcel:
Robert V. Lineweaver and Wife, Mildred Ann Lineweaver 8034 Highway 100 Nashville, Tennessee 37221	SAME	P/O M 155 P 99

D E E D

WHEREAS, ROBERT C. REASONOVER died intestate in Davidson County, Tennessee on September 22, 1977, survived by his Widow, DAISY B. REASONOVER; and

WHEREAS, DAISY B. REASONOVER died intestate in Davidson County, Tennessee on September 13, 1988 survived by two (2) adult children, namely HELEN LOUISE EDMONDSON and MILDRED ANN LINEWEAVER, both of Davidson County, Tennessee; and

WHEREAS, ROBERT C. REASONOVER and Wife, DAISY B. REASONOVER owned during their life a certain improved tract of real estate located in Davidson County, Tennessee, more particularly described hereinafter; and

WHEREAS, there has been no formal administration of the Estates of ROBERT C. REASONOVER or DAISY B. REASONOVER and there are no unpaid mortgages, debts or claims against the Estates and no further personal property or other assets of the Estates remaining to be divided or distributed; and

WHEREAS, the heirs desire to split or divide the realty;

NOW, THEREFORE, for and in consideration of Ten ($10.00) Dollars paid by the hereinafter named Grantees, and other good and valuable considerations including but not limited to the final and complete settlement of the Estates of ROBERT C. REASONOVER and DAISY B. REASONOVER, I, HELEN LOUISE EDMONDSON and Husband, JAMES W. EDMONDSON, JR., GRANTORS herein, and HELEN LOUISE EDMONDSON as Co-Heir at law of DAISY B. REASONOVER, have this day bargained and sold, and by these presents do hereby transfer and convey unto MILDRED ANN LINEWEAVER and Husband, ROBERT V. LINEWEAVER, GRANTEES herein, their heirs and assigns, all my undivided one-half (1/2) right, title and interest in and to the following described real estate, situated and lying in the State of Tennessee, County of Davidson, more particularly described as follows:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being Tract No. 1 on a Boundary Survey by Ragan-Smith-Associates, Inc. by John O. Spray (R.L.S. 727) dated September 27, 1991, last revised October 7, 1991 and being more particularly described as follows:

Beginning at an iron pin set on the north boundary line of Section II, Natchez Trace Estates as recorded in Plat Book 4675, Page 54, R.O.D.C., Tennessee, that is North 86 deg. 32' 16" W, 861 feet from the centerline of State Route 100, being the common

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southerly corner of Tracts 1 and 2 as shown on the plat of the Boundary Survey Robert C. Reasonover Property by Ragan-Smith-Associates, Inc. dated September 27, 1991, last revised October 7, 1991, Job No. 91-113, W.O. 3768; thence,

1. With a rock wall, the north boundary line of Section II, Natchez Trace Estates, North 86 deg. 32' 16" West, 230 feet to an iron pin set between a fence and a rock wall; thence,

2. With a fence, the east boundary line of the property of Irvin A. Lewis as recorded in Deed Book 5213, Page 360, R.O.D.C., Tennessee North 2 deg. 00' 00" East, 200.00 feet to an iron pin set at the intersection of two fence lines; thence,

3. With a fence, the south boundary line of the property of J. W. Edmondson, Jr., as recorded in Deed Book 2498, Page 355, R.O.D.C., Tennessee, South 86 deg. 47' 50" East, 237.08 feet to an iron pin set; thence,

4. With the common line between Tracts 1 and 2 on the previously referenced boundary survey South 4 deg. 01' 32" West, 200.92 feet to the point of beginning and containing 46,796 square feet or 1.074 acres, more or less.

Being part of the property conveyed to ROBERT C. REASONOVER and Wife, DAISY B. REASONOVER by deed from IDA C. BOYD of record in Book 2498, page 361, Register's Office for Davidson County, Tennessee. The said ROBERT C. REASONOVER having since died on September 22, 1977 survived by Widow DAISY B. REASONOVER who has since died intestate on September 13, 1988 survived by siblings, HELEN LOUISE EDMONDON and MILDRED ANN LINEWEAVER.

The spouse of HELEN LOUISE EDMONDSON, JAMES W. EDMONDSON, JR. joins in this conveyance to convey his marital interest, if any, in the subject realty and to join in conveyance of a perpetual easement of egress and ingress running with the land described below:

AS ADDITIONAL CONVEYANCE:

DRIVEWAY EASEMENT

JAMES W. EDMONDSON, JR. and Wife, HELEN LOUISE EDMONDSON, GRANTORS herein, do hereby grant and convey unto ROBERT V. LINEWEAVER and Wife, MILDRED ANN LINEWEAVER, their heirs, successors, assigns and transferees, a Ten (10') foot width perpetual easement for egress and ingress more particularly described as follows:

Running along the south boundary portion of Tract 2 on the previously referenced Boundary survey parallel and contiguous with the property boundary of Section II, Natchez Trace Estates as of record in Book 4675,

Page 54, R.O.D.C., TN, and continuing across the South portion of other property of grantors, JAMES W. EDMONDSON, JR. and Wife, HELEN LOUISE EDMONDSON, as of record in Book 2276, Page 178, R.O.D.C., TN, running along the existing driveway as it exists in November, 1991, to State Route 100.

The Easement also being a portion of the property conveyed to Grantors by deed from IDA C. BOYD of record in Book 2276, page 178, Register's Office for Davidson County, Tennessee and also being a portion of subject realty conveyed to Grantors by Grantees herein.

Said easement shall be a covenant of egress and ingress running with the land serving the land described in the conveyance first made above. The parties agree that the present and subsequent owners of the subject realties shall be responsible for one-half (1/2) each of the maintenance costs upon the egress/ingress easement. Grantees join in signing this instrument for the purpose of executing a perpetual easement and maintenance agreement.

This is improved property known as 8288 Highway 100, Nashville, Davidson County, Tennessee 37221.

To have and to hold said real estate, with the appurtenances, estate, title and interest thereto belonging to the said MILDRED ANN LINEWEAVER and Husband, ROBERT V. LINEWEAVER, their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands this 14th day of November, 1991.

Helen Louise Edmondson
HELEN LOUISE EDMONDSON

Mildred Ann Lineweaver
MILDRED ANN LINEWEAVER

James W. Edmondson, Jr.
JAMES W. EDMONDSON, JR.

Robert V. Lineweaver
ROBERT V. LINEWEAVER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named HELEN LOUISE EDMONDSON and Husband, JAMES W. EDMONDSON,JR., the Bargainors, with whom I am personally acquainted, or proved to 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 official seal at Nashville, Tennessee, this 14th day of November, 1991.

NOTARY PUBLIC

My commission expires: 3-27-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named MILDRED ANN LINEWEAVER and Husband, ROBERT V. LINEWEAVER, the Bargainors, with whom I am personally acquainted, or proved to 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 official seal at Nashville, Tennessee, this 14th day of November, 1991.

NOTARY PUBLIC

My commission expires: 3-27-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $29,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Mildred Ann Lineweaver
MILDRED ANN LINEWEAVER

Sworn to and subscribed before me this 14th day of November, 1991.

NOTARY PUBLIC

My commission expires: 3-27-93

This Deed was prepared upon information provided by the parties and no independent examination of public records.

0987 11/20/91 0101 03CHECK 120.30

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

RECEIVED OF _____

FOR _____

BOOK 8489 PAGE 825

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 29000.00
				CON TX 107.30
				PRFEE 1.00
				WDEED 12.00
				TOTAL 120.30
				CHECK 120.30
			11/20/91 01	15:15 0001 0987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION

Nov 20 3 13 PM '91

No. 478067