121
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For and in consideration of ten dollars cash, the receipt of which is hereby acknowledged, The Ashland Company, a limited partnership organized and existing under the laws of Tennessee, has this day bargained and sold and by this deed does sell, transfer, and convey to James J. Rankin and wife Bonevie E. Rankin, and their heirs and assigns, an undivided one-tenth interest in real estate in Nashville in Davidson County, Tennessee, described as follows, to wit:

> Lot No. 2 on the plan of Maple Ridge recorded in Book 6,250 at page 850 in the Register's office of Davidson County, Tennessee, March 26th, 1986, and being more particularly described as follows:
> beginning at a point in the westerly margin of Nolensville Road at the northeast corner of the Gibralter Trust (Scott Pickett, trustee) property (Book 5,933, page 520, Register's office of Davidson County Tennessee); thence with the Gibralter Trust (Scott Pickett, trustee) line north 86°24' west 1,204.61 feet to a point; thence north 85°55'35" west 103.49 feet to a point in the easterly line of American Fletcher National Bank and Trust Company (Book 5,319, page 119, Register's office of Davidson County, Tennessee); thence with the easterly line of American Fletcher National Bank and Trust Company north 3°16'5" 299.06 feet to the southwest corner of the Bill Henry et ux. property (Book 4,012, page 401 Register's office of Davidson County, Tennessee); thence with Henry's southerly line south 86°29'24" east, 999.41 feet to the northwest corner of Lot No. 1 of the aforesaid plan of Maple Ridge; thence with the westerly line of Lot No. 1 south 2°56'42" west 251½ feet to a point; thence south 86°24' east 344.79 feet to a point in a westerly margin of Nolensville Road; thence in a southerly direction with the westerly margin of Nolensville Road along a curve to the right having a radius of 4,172.18 feet, 50.01 feet to the point of beginning, containing 7.3 acres, more or less;
> the above described property having been conveyed to The Ashland Company from South Central Bell Telephone Company, a Georgia corporation, by deed recorded in Book 8,479 at page 586 et seq. in the Register's office of Davidson County, Tennessee;

THIS INSTRUMENT WAS PREPARED BY
W. R. BAKER
ATTORNEY AT LAW
BOX 246
ASHLAND CITY
TENNESSEE 37015

to have and to hold the said undivided fractional interest in the said land, with the appurtenances, estate, title, and interest belonging thereto, to the said James J. Rankin and wife Bonevie E. Rankin, and their heirs and assigns forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 32,436.74
James J. Rankin
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 23rd DAY OF June 1992
S. Chandler
Deputy Register

The Ashland Company covenants that it is the true and lawful owner of the said land, that it has good right to sell and convey it, and that it is unencumbered except for a deed of trust dated March 2nd, 1992, securing payment of $1,200,000 to 3rd National Bank in Nashville in monthly installments of twenty thousand dollars each plus interest with the entire amount being due March 15th, 1997, and except for a lease of the said land until January 14th, 2007, with two successive five-year extension options; and The Ashland Company covenants that it will forever warrant and defend the title to the said fractional interest in the said land to James J. Rankin and wife Bonevie E. Rankin, and their heirs and assigns, against the lawful claims of all persons whomsoever.

In witness whereof The Ashland Company has caused this instrument to be executed in its corporate name by The Bush Co., a general partner of The Ashland Company, acting by and through its president, this March March 9, 1992.

21565

IDENTIF. REFERENCE

JAN 23 8 51 AM '92

FEE $ 1.00 REGISTER DAVIDSON COUNTY TN.

PICK-UP

The Ashland Company
The Bush Co., General Partner
By: Carl Batson
president

State of Tennessee §
Chatham County §

Carl Batson, with whom I am personally acquainted, personally appeared before me, a Notary Public in and for this State and county, and on oath acknowledged himself to be the president of The Bush Co., the corporation named in the foregoing deed, and swore that as president, being authorized to do so, he executed the foregoing deed for the purposes stated in it by signing the name of The Bush Co., by himself as president and the name of The Ashland Company as president of The Bush Co., a general partner in The Ashland Company.

Witness my signature and official seal at Ashland City this March March 9, 1992.

Teresa Binkley
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: May 25, 1994.

M-125E
group A
p-1

address new owners as follows:
Mr. and Mrs. James J. Rankin
250 Frey Street
Ashland City, Tennessee 37015

TAX BILLS - THE ASHLAND CO
P.O. BOX 673
ASHLAND CITY, TN 37015

RECEIVED 01/23/92 10:03 AM CHECK 126.88



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

RECEIVED OF _____

FOR _____

BOOK 8657 PAGE 865

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

CAMT 32436.74
CON TX 119.88
PRFEE 1.00
WDEED 6.00
TOTAL 126.88
CHECK 126.88
06/23/92 01 08:51 0001 3784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21565

IDENTIF. TREFERENCE

JUN 23 8 51 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 543503