THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT, made and entered into on the day and date last acknowledged below, by and between ELEANOR T. MEAD, an unmarried woman, hereinafter called "MEAD", and J. C. GARRETT, JR., a/k/a JOHN C. GARRETT, JR., by and through his conservator, JOHN C. GARRETT, III, joined by ANNE B. GARRETT, wife of J. C. GARRETT, JR., hereinafter jointly and severally called "GARRETT";

W I T N E S S E T H:

WHEREAS, by deed, of record in Book 7398, page 555, Register's Office for Davidson County, Tennessee, ELEANOR T. MEAD became vested with ownership and title to certain real property in Davidson County, Tennessee, located at or near the intersection of Connell Street and Dickerson Pike (U.S. Highway 41/31 W, State Route 11), to which deed reference is hereby made for a more complete and accurate description of the metes and bounds of said property; and,

WHEREAS, by deed of record in Book 6551, page 927, Register's Office for Davidson County, Tennessee, J. C. GARRETT, JR. became vested with ownership and title to a certain tract or parcel of land in Davidson County, Tennessee, located at or near the intersection of Myers Street and Dickerson Pike (U.S. Highway 41/31 W, State Route 11), to which deed reference is hereby made for a more complete and accurate description of the metes and bounds of said property; and,

WHEREAS, the said properties have been continuously considered and used as contiguous properties for more than sixty (60) years; and,

WHEREAS, a survey of the boundary lines of the MEAD property on July 8, 1993, followed by a survey of the boundary lines of the GARRETT property on July 19, 1993, by Jimmy W. Springer, Registered Land Surveyor #825 for Ragan-Smith-Associates, Inc. under job order 93-103, reveals that a gap exists between the boundary lines common to MEAD and to GARRETT; and,

WHEREAS, MEAD and GARRETT are the only persons, corporations or other

entities having any interest whatsoever in the said properties; and,

WHEREAS, MEAD and GARRETT have each agreed to convey to each other certain parts of the real property owned by them in order to conform to the use of the property heretofore owned by them, and MEAD has agreed to convey a drainage easement across the remaining property; and,

WHEREAS, the parties have established and agreed upon new boundary lines for their respective properties which they desire to be reduced to writing and filed for record in the Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, for and in consideration of the premises shown, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the parties agree as follows:

1. That for and in consideration of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, MEAD has this day bargained, sold and quitclaimed unto GARRETT, his heirs and assigns, all of MEAD's right, title or interest in and to that property set forth and described in Exhibit B, attached hereto and incorporated herein by reference.

2. That for and in consideration of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GARRETT has this day bargained, sold and quitclaimed unto MEAD, her heirs and assigns, all of GARRETT's right, title or interest in and to that property set forth and described in Exhibit A, attached hereto and incorporated herein by reference.

3. That by these conveyances, the parties agree that the property of MEAD, as described in Exhibit A, attached, and the property of GARRETT, as described in Exhibit B, attached, shall be contiguous properties and that the boundary lines so established shall be the boundary lines of each of the parties, for all time.

4. That for and in consideration of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, MEAD hereby grants to GARRETT, his heirs or assigns, a permanent drainage easement, ten (10) feet in width, across the property of MEAD,

as described in Exhibit A, said easement being more specifically and particularly described in Exhibit C, attached hereto and incorporated herein by reference.

5. That this Agreement shall be binding upon the parties hereto and upon their respective heirs, personal representatives and assigns.

6. That this instrument contains the entire agreement between the parties hereto and no representations, promises or agreements, oral or otherwise, entered into prior to the execution of this Agreement, will alter the covenants, agreements and undertakings herein set forth.

7. That JOHN C. GARRETT, III, was appointed conservator of J. C. GARRETT, JR., a/k/a JOHN C. GARRETT, JR., by ORDER of the Probate Court for Davidson County, Tennessee, *IN THE MATTER OF: CONSERVATORSHIP OF JOHN C. GARRETT, JR.*, Case No. 98153, with Letters of Conservatorship issued to the said JOHN C. GARRETT, III, on December 26, 1991. JOHN C. GARRETT, III, executes this Boundary Line Agreement for and on behalf of J. C. GARRETT, JR., a/k/a JOHN C. GARRETT, JR. ANNE B. GARRETT, wife of J. C. GARRETT, JR., joins in this conveyance to convey any right, title or interest which she may have in the real property, or any part thereof, vested in MEAD, by virtue of this Agreement.

WITNESS our hands on the day and date acknowledged below.

"MEAD"

Eleanor T. Mead
ELEANOR T. MEAD, Unmarried

"GARRETT"

J C Garrett, III
J. C. GARRETT, JR.
By John C. Garrett Conservator
JOHN C. GARRETT, III, Conservator

Anne B. Garrett
ANNE B. GARRETT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared ELEANOR T. MEAD, 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 office on this the 21ST day of July, 1993.

NOTARY PUBLIC

My commission expires: 1-23-94

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 21st day of July, 1993, before me, personally appeared JOHN C. GARRETT, III, a/k/a J. C. GARRETT, III, to me known to be the person who executed the foregoing instrument on behalf of JOHN C. GARRETT, JR., a/k/a J. C. GARRETT, JR., and acknowledged that he executed the same as the free act and deed of the said JOHN C. GARRETT, JR., a/k/a J. C. GARRETT, JR.

WITNESS my hand and official seal this the 21st day of July, 1993.

NOTARY PUBLIC

My Commission Expires: 9/7/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared ANNE B. GARRETT, 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 office on this the 21st day of July, 1993.

NOTARY PUBLIC

My commission expires: 9/7/93

EXHIBIT A

PROPERTY DESCRIPTION
ELEANOR MEAD PROPERTY

A tract of land lying in the City of Goodlettsville, Tennessee, being all of parcel No. 1 and part of Parcel No. 2 as described in Book 7398, page 555, and all of the property conveyed to Eleanor T. Mead from J. C. Garrett, Jr. and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the easterly margin of Dickerson Pike (66-foot R.O.W.) and the southerly margin of Connell Street; said point being 20 feet southerly from the centerline of Connell Street; thence, with said southerly margin, North 76 degrees, 01' 12" East a distance of 317.84 feet to an iron rod set at the northeast corner of Parcel 2; thence, with the easterly line of Parcel 2, South 13 degrees 00' 03" East a distance of 93.72 feet to an iron rod set; thence, with a new line, South 73 degrees 59' 35" West a distance of 226.15 feet to an iron rod set; thence, South 06 degrees 14' 26" East a distance of 114.47 feet to an iron rod set; thence, South 79 degrees 42' 46" West a distance of 77.67 feet to an iron rod set on the easterly margin of Dickerson Pike; thence, with said margin, North 13 degrees 14' 35" West 210.14 feet to the point of beginning and containing 0.937 of an acre, more or less.

BEING part of the same property conveyed to Eleanor T. Mead by deed from Russell Badgett, Jr. and wife, Juanita Badgett, of record in Book 7398, page 555, Register's Office for Davidson County, Tennessee.

SEE ATTACHED EXHIBIT 1

EXHIBIT B

PROPERTY DESCRIPTION
J. C. GARRETT, JR. PROPERTY

A tract of land lying in the City of Goodlettsville, Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a P.K. nail (set) at the intersection of the easterly margin of Dickerson Pike, State Route 11, and the northerly margin of Myers Street; thence,

1. With said easterly margin of Dickerson Pike, N 13 degrees 14' 35" W a distance of 47.50 feet to a P.K. nail (set); thence,
2. Leaving said margin and with a new line, N 79 degrees 42' 46" E a distance of 77.67 feet to an iron rod (set); thence,
3. N 06 degrees 14' 26" W a distance of 114.47 feet to an iron rod (set); thence,
4. N 73 degrees 59' 35" E a distance of 226.15 feet to an iron rod (set); thence,
5. S 13 degrees 00' 03" E a distance of 43.62 feet to an iron rod (set) on the northerly margin of an alley; thence,
6. With said alley, N 76 degrees 19' 08" E a distance of 58.13 feet to an iron rod (set); thence,
7. S 15 degrees 23' 58" E a distance of 140.58 feet to an iron rod (set) on the northerly margin of Myers Street; thence,
8. With said margin, S 80 degrees 07' 36" W a distance of 234.61 feet to an iron rod (set); thence,
9. Continuing with said margin, S 77 degrees 29' 00" W a distance of 146.45 feet to the point of beginning and containing 1.179 acres, more or less.

BEING all of Tract #1, Tract #2, and part of Tract #3 of the same property of J. C. Garrett, Jr., of record in Deed Book 6551, page 927, Register's Office for Davidson County, Tennessee.

EXHIBIT C

EASEMENT FOR DRAINAGE
ELEANOR MEAD PROPERTY

An easement for drainage, 10 feet in width, lying along the easterly property line of Eleanor T. Mead of record in Book 7398, page 555, and being more particularly described as follows:

BEGINNING at an iron rod on the southerly margin of Connell Street and the northeast corner of Parcel No. 2; thence, running along the easterly property line, South 13 degrees 00' 03" East 93.72 feet to an iron rod; thence, South 73 degrees 59' 35" West 10.01 feet; thence, North 13 degrees 00' 03" West 94.07 feet to the southerly margin of Connell Street; thence, with said margin, North 76 degrees 01' 12" East 10.00 feet to the point of beginning.

51924
IDENTIF. & REFERENCE

93 AUG 13 PM 1:11

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9618 08/13 0101 03CHECK 43.00

LEGEND

- UTILITY POLE
- UTIL POLE W/ LIGHT
- ANCHOR / GUY WIRE
- SAN. SEWER MANHOLE
- GAS VALVE
- GAS METER
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- STORM DRAINAGE PIPE
- TELEPHONE RISER
- W — WATER LINE
- GAS — GAS LINE
- P&T — OVERHEAD POWER & TELEPHONE LINES
- P — OVERHEAD POWER LINES
- S — SANITARY SEWER LINE

GENERAL NOTES

1. This survey exceeds the minimum requirements of an "Urban Land Survey", Category "I" as per Standards of Practice as adopted by the Board of Examiners for Land Surveyors for the State of Tennessee, dated Revised January 5, 1992
2. Bearings based on magnetic observation.
3. All distances are based on a field-run survey, using EDM equipment, and have been adjusted for temperature
4. Lots 6, 7 and 8, from map of the Subdivision of Part of W. B. Myers Home Place, Goodlettsville, Tennessee, as of record in Plat Book 547, Page 41, Register's Office of Davidson County, Tennessee

EASEMENT FOR DRAINAGE

An easement for drainage, 10 feet in width, lying along the easterly property line of Eleanor T. Mead of record in Book 7398, Page 555 and being more particularly described as follows.

Beginning at an iron rod on the southerly margin of Connell Street and the northeast corner of Parcel No. 2, thence, running along the easterly property line, South 13° 00' 03" East 93.72 feet to an iron rod; thence, South 73° 59' 35" West, 10.01 feet; thence, North 13° 00' 03" West, 94.07 feet to the southerly margin of Connell Street; thence, with said margin, North 76° 01' 12" East 10.00 feet to the point of beginning

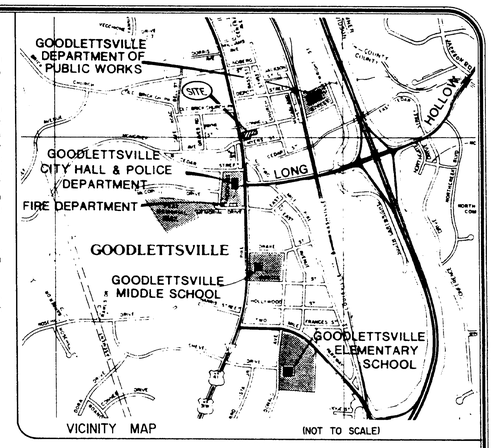
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Beginning at an iron rod set at the intersection of the easterly margin of Dickerson Pike (66-foot R.O.W.) and the southerly margin of Connell Street, said point being 20 feet southerly from the centerline of Connell Street, thence, with said southerly margin, North 76° 01' 12" East a distance of 317.84 feet to an iron rod set at the northeast corner of Parcel 2, thence, with the easterly line of Parcel 2, South 13° 00' 03" East a distance of 93.72 feet to an iron rod set; thence, with a new line, South 73° 59' 35" West a distance of 226.15 feet to an iron rod set; thence, South 06° 14' 26" East a distance of 114.47 feet to an iron rod set, thence, South 79° 42' 46" West a distance of 77.67 feet to an iron rod set on the easterly margin of Dickerson Pike, thence, with said margin, North 13° 14' 35" West 210.14 feet to the point of beginning and containing 0.937 of an acre, more or less

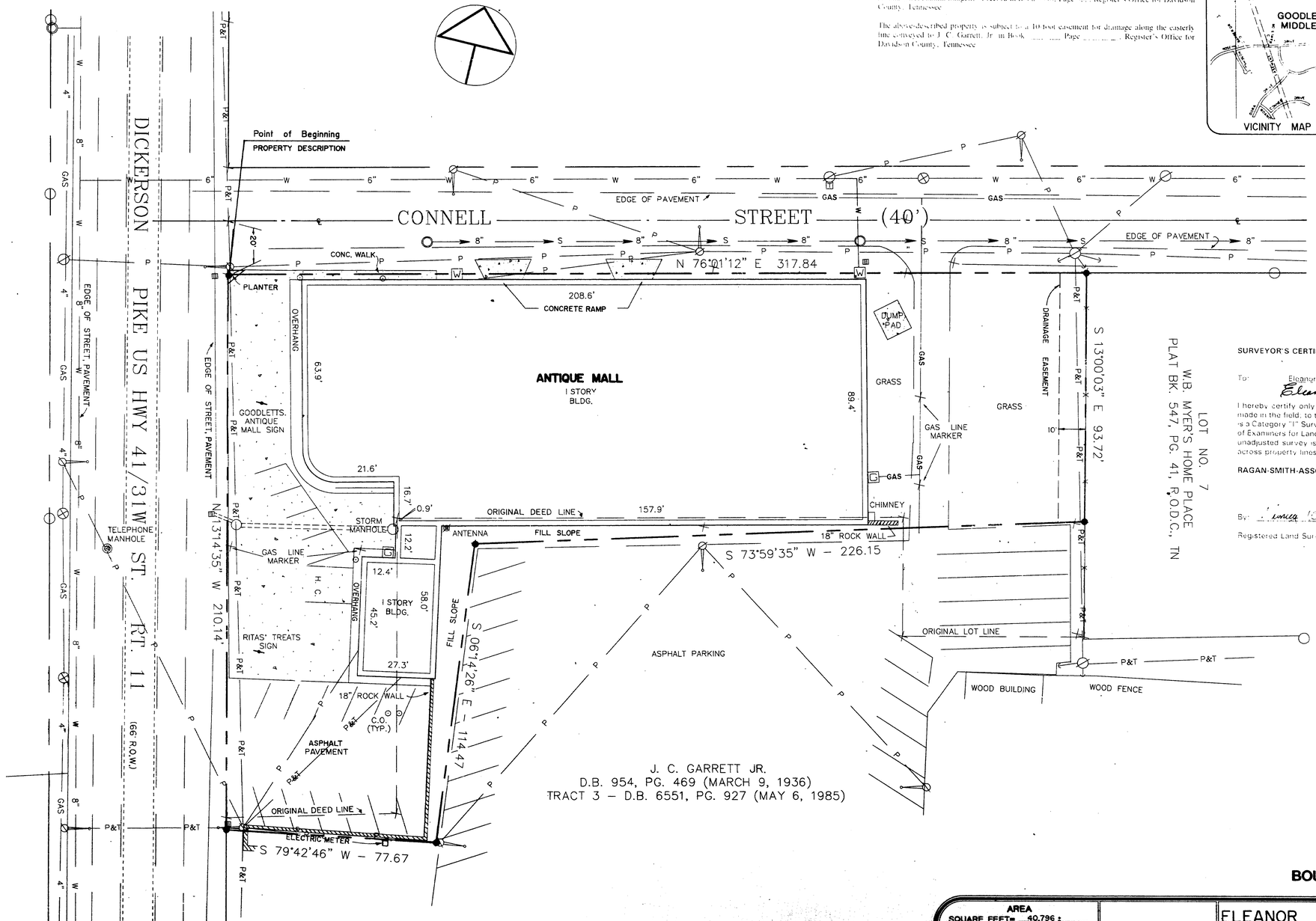
Being part of the same property conveyed to Eleanor T. Mead by deed from Russell Badgett, Jr. and wife, Juanita Badgett, of record in Book 7398, Page 555, Register's Office for Davidson County, Tennessee

The above-described property is subject to a 10-foot easement for drainage along the easterly line conveyed to J. C. Garrett, Jr. in Book ____, Page ____, Register's Office for Davidson County, Tennessee



VICINITY MAP (NOT TO SCALE)

NORTH



J. C. GARRETT JR.
D.B. 954, PG. 469 (MARCH 9, 1936)
TRACT 3 – D.B. 6551, PG. 927 (MAY 6, 1985)

BOOK 9046 PAGE 986

SURVEYOR'S CERTIFICATE:

To: Eleanor T. Mead

Eleanor T. Mead

I hereby certify only to the above mentioned party(s) that this survey was actually made in the field; to the best of my knowledge, belief, and in my professional opinion is a Category "I" Survey as defined by the Standards of Practice adopted by the Board of Examiners for Land Surveyors on January 4, 1992; and the ratio of precision of the unadjusted survey is 1:26,495 and that there are no encroachments either way across property lines except as shown hereon

RAGAN-SMITH-ASSOCIATES, INC.

By: _____

Registered Land Surveyor No. 929 Date: 7-20-93

EXHIBIT 1

BOUNDARY SURVEY

AREA			
SQUARE FEET= 40,796 ±			
ACREAGE= 0.937 ±			
REVISIONS			
NO	DATE	BY	CHANGE

ELEANOR T. MEAD PROPERTY

213 NORTH MAIN STREET
CITY OF GOODLETTSVILLE, DAVIDSON CO., TENNESSEE

SCALE: 1"= 20' (20' 10' 0 20' 40')

RAGAN-SMITH-ASSOCIATES, INC.
CIVIL ENGINEERING · SURVEYING · LANDSCAPE ARCHITECTURE
315 WOODLAND STREET
NASHVILLE TENNESSEE, 37206 · PHONE 615-244-8591

JOB NO. 93-103
WK. ORDER 4269
SHEET NO.