BOOK 9788 PG 342

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY NCASH - 95 - 580
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 170, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Higgins (NAME)	Mr. + Mrs Jerry W. Higgins (NAME)	MAP 48
Dry Fork Rd. (ADDRESS)	4999 Clarksville Highway (ADDRESS)	
Whites Creek, Tennessee 37189 (CITY) (STATE) (ZIP)	Whites Creek, TN. 37189 (CITY) (STATE) (ZIP)	PARCELS 127 & 201

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dorothy Mooneyhan and husband, Owen C. Mooneyhan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Higgins and wife, Harriett C. Higgins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

1 Land situated in the 14th Civil District of Davidson County, Tennessee lying on the North side of Old Dry Fork Road:

Beginning at a point in the center if Old Dry Fork Road, corner to Bartlett; thence North 47° East 405 feet to the Southerly right-of-way of State Highway 112; thence with the Southerly right-of-way line of said Highway North 38 30' West on a curve 358 feet to a point in said right-of-way line; thence South 48° West 412 feet to the Old Dry Fork Road; thence with the Old Dry Fork Road, South 40° 30' East 362 feet to the point of beginning according to a survey by C.J. Carney, dated April 26, 1956.

Being the same property Conveyed to Dorothy Mooneyhan by deed from Mildred G. Ericson Hamby and husband, Roy Hamby, of record in Book 5287, page 405, register's Office for Davidson County, Tennessee.

2 Land being in the 14th Civil District of Davidson County, Tennessee, and being described according to a survey by John B. Rainey, Surveyor #823, dated May 11, 1978, and known as Job No. 78-265 as follows:

Beginning at an iron pin on the easterly margin of Dry Fork Road, said iron pin being the northwest corner of this tract and the southwest corner of the Mildred G. Ericson Hamby land of record in Book 4928, page 485, R.O.D.C., Tennessee; thence leaving the margin of said Dry Fork Road and with Hamby's southerly line N 50° 35' 27" East 384.34 feet to an iron pin set on the westerly margin of Clarksville Highway (US 41-A); thence leaving Hamby's line and with the margin of said Clarksville Highway and a curve having a radius of

CONTINUED

unimproved (X)
This is improved ( ) property, known as Dry Fork Rd., Whites Creek, Tennessee 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hand s this 7th day of September 19 95

Dorothy Mooneyhan

Owen C. Mooneyhan

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Mooneyhan and husband, Owen C. Mooneyhan

the bargainor s 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 7th day of September, 19 95.

Commission expires 3.23.98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

95 SEP -8 AM 8:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0097939

LEGAL DESCRIPTION CONTINUATION

1945.08' and a curve length of 551.64' to an iron pin, thence leaving said highway S 43° 18' 02" West 97.31 feet toa point in the center of a creek; thence with the center of said creek the following three calls: N 36° 37' 02" West 243.78 feet to a point; thence N 71° 43' 23" West 193.16 feet to a point; thence N 82° 05' 20" West 137.05 feet to a point; thence leaving said creek S 54° 26' 56" West 113.30 feet to a point on the easterly margin of the aforesaid Dry Fork Road; thence with the margin of said road N 38° 15' 04" West 51.35 feet to the point of beginning.

Being the same property conveyed to Dorothy Graves Mooneyhan by deed from Marie Brumbach, a single person as of record in Book 7899, page 601, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

For the purpose of this conveyance Dorothy Graves Mooneyhan, Dorothy Mooneyhan and Dorthy G. Mooneyan are one and the same person.

Owen C. Mooneyhan joins in this conveyance to convey any and all rights he may have in this property.

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

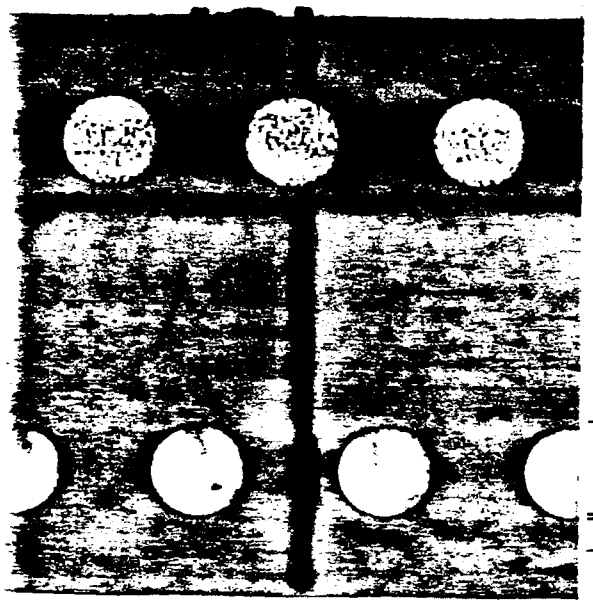
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

212.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

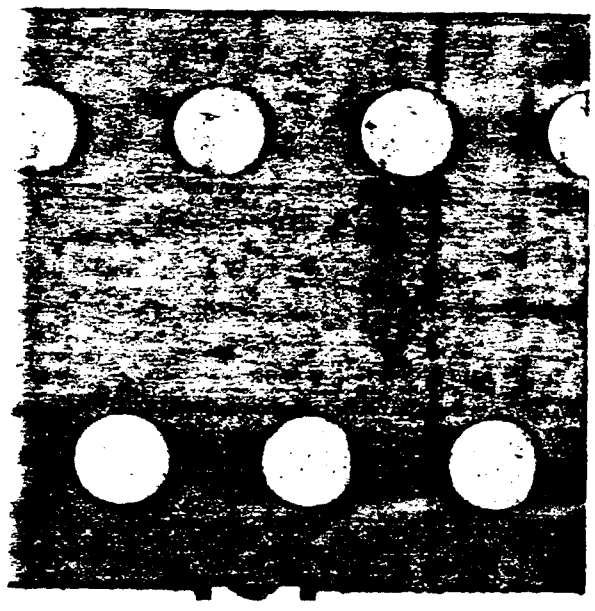
RECEIVED OF _____

FOR _____

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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	55000.00
CON TX	203.50
PRFEE	1.00
MDEED	8.00
TOTAL	212.50
CHECK	212.50

09/08/95 01 08:18 0001 1563

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097939
IDENTIF. ↑ REFERENCE

95 SEP -8 AM 8:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950451