28-123

BOOK 9984 PG 817

Warranty Deed

For and in consideration of the sum of eighteen thousand three hundred and fifty and no/100 ($18,350) dollars and for the immeasurable love and respect both parties have for each other, I Nelle DeBerry Evans, a widow, have bargained and sold, and by these presents do transfer and convey unto my son Forrest F. Evans and his heirs and assigns, a certain tract of land in Cheatham and Davidson Counties, State of Tennessee, described as follows in the description from Book 99 and page 349, Registrars office of Cheatham County:

Beginning at a pile of rocks in the head of a hollow in Ruben Biggs' N. line; thence E. 84 poles to a stone or stake, Biggs' corner; thence N. with old Rucker line 87 poles to a black oak in the Bigg hollow; thence down the hollow in the branch, N. 63 ½ degrees W. 25-12/25 poles to a slippery elm near a bluff, and at the turn of said hollow; thence, leaving the hollow and over the bluff, N. 88 ½ degrees W. 36- 3/5 poles to a beech in a hollow; thence up the hollow with its meanders as follows: S. 34 ½ degrees W.12 poles; S. 23 degrees W. 8 poles; S. 17 degrees E. 8 poles; S 22 ½ degrees E. 22 poles; S. 10 poles; S. 16 ½ degrees W. 10 poles; S. 27 ½ degrees W. 16 poles; S. 38 ½ degrees W. 20 poles; S. 6 degrees W. 4 poles to the beginning containing 40 acres more or less. (a small portion of said land is in Davidson County,).

And further described by the adjoining deeds to wit; beginning at a point 586 feet N. 20 degrees E. of the center of Biota Trail (B. 102 P. 39 R.O.C.C.) thence; west to a point 240 feet from the center of Biota Trail (B. 103 P. 396 R.O.C.C.) thence down center of the hollow with its meanders to the confluence of a small hollow (B. 93 P. 107 R.O.C.C.); thence continuing down the hollow with its meanders to the above mentioned beech; thence leaving the hollow and over the bluff to a point in the center of Bigg branch and up the branch and generally with the calls (B. 103 P. 43 R.O.C.C. and B. 3221 P. 454 R.O.D.C.) North 80 degrees E. 66 feet; south 47 degrees 19 minutes east 99.1 feet; south 66 degrees east 369.6 feet; to a point, Biggs' corner, supposed to be 2 poles below Ruben Biggs' fish pond (B. 5921 P. 680 R.O.D.C.) and north 47 ½ degrees west 53 poles from a stake opposite the mouth of a hollow, Biggs' north east corner, (B. 1560 P. 249 R.O.D.C.) ; thence southerly to a set stone thence westerly to the point of beginning.

Also included in this conveyance is a road and right of way 50 feet wide running from the tract of land herein described to the county road known as Biota Trail. An easement for ingress and egress 50 feet wide centered along the existing driveway and along the left branch at the turn-a-round; to allow free and unobstructed passage, for utilities both above and below ground, with the right to construct and maintain an entry and driveway in a normal and attractive manner for a residence. The owner reserves the right to maintain a 4 wire barbwire fence no closer than 12.5 feet from the centerline of the driveway on either side.

And being the same tract conveyed to Forrest F. Evans (now deceased) and wife, Nelle D. Evans by deed dated September 24, 1959 Recorded September 25, 1959 in Deed Book 99 Page 349 registers office of Cheatham County and Deed Book 3221 Page 454 registers office of Davidson County. With the easement crossing land conveyed to the grantor in Book 102 page 39 R.O.C.C.

(The following applies only if all other lands in Cheatham and Davidson County previously owned by me have a similar and reciprocal convenent) The following convenants and restrictions apply: 1) Should any of the 40 acres be sold within fifteen years of the date of this sale, they are first to be offered to the children then to the siblings of the buyer, Forrest Evans, and the purchase price is to be no more than $21,000 for the raw land, plus the fair market value of any improvements as evidenced by receipts and official appraisal of any improvements. 2) After 15 years of the date of this sale, should any of the 40 acres be sold, then they must first be offered to the children then the siblings of the buyer, Forrest F. Evans, conveying on them the right of first refusal, not to exceed 5 working days, to purchase at the then market value. This convenent shall not interfere with the right to transfer title to a trustee for the benefit of the children of the buyer, Forrest F. Evans.

To have and to hold the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Forrest F. Evans and his heirs and assigns forever. And I do covenant with the said Forrest F. Evans that I am lawfully seized and possessed of said land in fee simple; and have a good right to convey it, and the same is unencumbered. And I, Nelle Evans, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Forrest F. Evans and his heirs and assigns against the lawful claims of all persons whomsoever.

CHEATHAM COUNTY, STATE OF TENNESSEE
I, Dot Dowlen, Register of Deeds, do certify this instrument was received at 12:30 o'clock P.M. on 3-18, 1996 entered in Note Book P, Page 243 entered in Book No. 384, Page 875
Amounts paid under receipt No. 26451
STATE TAX: DEED $ 67.71
STATE TAX: MTCS $
PROBATE FEE: $ 1.00
RECORDING FEE: $ 8.00
TOTAL $ 76.71
Dot Dowlen REGISTER

Witness my hand this 18th day of March, 1996

Nelle D. Evans Nelle D. Evans

This Document prepared by Forrest F. Evans
Taxes to be paid by Forrest F. Evans, Biota Trail, Joelton, Tennessee 37080

State of Tennessee, ~~Davidson~~ Cheatham Co.
I hereby swear or affirm that the actual consideration for this transfer or the actual value of the property transferred, whichever is greater is $ 18,350
Nelle D. Evans Nelle D. Evans, affiant
subscribed before me this 18th day of March 1996
Eddie Mae Wilson Notary Public
My Commission expires 4-30-96

NOTARY PUBLIC EDDIE MAE WILSON CHEATHAM COUNTY

State of ~~Tennessee, Davidson~~ Cheatham County
Personally appeared before me Eddie Mae Wilson a Notary Public in and for said County and State, the within named Nelle D. Evans the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ashland City, TN
This 18th day of March, 1996.
My Commission expires 4-30-96
Eddie Mae Wilson
NOTARY PUBLIC

NOTARY PUBLIC EDDIE MAE WILSON CHEATHAM COUNTY

0161907 IDENTIF. & REFERENCE PICK-UP

0380 CO 01CASH 8.00