Return TO;
[redacted]
T- 3753

INSTRUMENT PREPARED BY:
LOCKERT LAW FIRM
105 SYCAMORE STREET
ASHLAND CITY, TENNESSEE 37015

WARRANTY DEED

NAME AND ADDRESS OF NEW OWNER: PHILA R. HACH
SEND TAX STATEMENTS TO SAME 1601 MADISON STREET
MAP 21, PARCEL 59, 61 & 94 CLARKSVILLE, TENNESSEE 37015
PART OF

BOOK 10033 PG 674

FOR AND IN CONSIDERATION of the sum TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, We, EVELYN MAYO, CHARLOTTE A. BENNETT, EARL RICKY MAYO AND JAME RANDALL MAYO, the heirs of Mai Belle Fentress, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto the said PHILA R. HACH, the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land in 14th Civil District of Davidson County, State of Tennessee, described as follows:

BEGINNING AT an iron pin in the east line of the Terry Denny property as recorded in Deed Book 7625, Page 439, RODCT, said point being the southwest corner of the Ellis E. Gunter property as recorded in Deed Book 5146, Page 12, RODCT; thence along the south line of said Gunter property and the south line of the Ellis E. Gunter property as recorded in Deed Book 4450, Page 616, RODCT S 73 deg. 59' 32" E a distance of 836.04' to an iron pin at the southeast corner of said Gunter property; thence along the east line of said Gunter property N 5 deg. 20' 28" E a distance of 36.42' to an iron pin; thence along the remainder of the J.E. Fentress property as recorded in Deed Book 1339, Page 505, and Deed Book 1807, Page 423, RODCT S 89 deg. 19' 16" E a distance of 16.88' to an iron pin; thence S 58 deg. 02' 22" E (passing an iron pin at 1,136.96') a total distance of 1,157.68' to the center of a creek; thence along said creek S 7 deg. 03' 08" E a distance of 12.59' to a point; thence along said creek S 17 deg. 35' 14" W a distance of 115.85' to a point; thence leaving said creek S 37 deg. 06' 02" E (passing an iron pin at 13.31' and an iron pin at 65.99') a total distance of 89.88' to a point in the center of a creek, said point being in the north line of the W.H. Marshall property as recorded in Deed Book 3253, Page 077, RODCT; thence along said creek and the north line of said Marshall property and the Phila R. Hach and J.K. Hach property as recorded in Deed Book 5237, Page 938, RODCT S 33 DEG. 15' 37" W a distance of 504.12' to a point; thence continuing along said creek S 48 deg. 02' 00" W a distance of 143.65' to a point and 55 deg. 47' 57" W a distance of 205.99' to a point at the intersection of a creek, said point being a corner of the Joe K. Hach property as recorded in Deed Book 8447, Page 863, RODCT; thence along said creek and the east line of said Hach property N 24 deg. 40' 17" W a distance of 263.02' to a point; thence N 43 deg. 46' 06" W a distance of

69.80' to an iron pin at the intersection of a creek, said point being the northeast corner of said Hach property; thence along said creek and the north line of said Hach property as follows: S 59 deg. 11' 14" W a distance of 108.01'; S 86 deg. 56' 18" W a distance of 58.21'; S 87 deg. 31' 46" W a distance of 120.30'; S 67 deg. 22' 14" W a distance of 30.88'; N 74 deg. 08' 04" W a distance of 70.67'; S 88 deg. 20' 34" W a distance of 72.15'; N 73 deg. 24' 38" W a distance of 62.81'; S 87 deg. 22' 44" W a distance of 111.43'; N 83 deg. 03' 51" W a distance of 82.65'; N 64 deg. 58' 30" W a distance of 73.11'; S 82 deg. 26' 19" W a distance of 75.67'; N 53 deg. 32' 39" W a distance of 80.61'; thence n 87 deg. 23' 05" W a distance of 85.60' to an iron pin; thence leaving said creek N 87 deg. 17' 10" W a distance of 293.01' to an iron pin in the east line of the aforedescribed Denny property; thence along the east line of said Denny property N 7 deg. 09' 00" E a distance of 1,304.83' to the point of beginning; containing 46.30 acres, more or less, according to survey dated April 13, 1996, made by Earl R. Mayo, Registered Land Surveyor No. 1339, 2309 Ewell Elliott Road, Pleasant View, Tennessee 37146.

AND BEING a portion of the same property conveyed to J. E. Fentress and wife, Mai Bell Fentress, by deeds of record at Book 1807, page 423, and Deed Book 1339, page 505, Register's Office for Davidson County, Tennessee. J. E. Fentress having since died leaving Mai Bell Fentress, as tenant by the entirety, and Mai Bell Fentress having since died, leaving property by Will of Mai Belle Fentress, filed with Probate Court for Davidson County, Tennessee, case number 96P153, to Evelyn Mayo, Earl Ricky Mayo, Charlotte A. Bennett and James Randall Mayo.

MAI BELL FENTRESS AND MAI BELLE FENTRESS are one and the same person.

EARL MAYO by signing this deed consents to this conveyance as Executor of the Estate of Mai Belle Fentress, deceased.

THIS DEED prepared from information furnished by Grantors.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. And we do covenant with the said GRANTEE 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 pourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

96 MAY -1 AM 11:11
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0176973

WITNESS OUR HANDS, this the 19th day of April, 1996.

Evelyn Mayo
EVELYN MAYO

Charlotte A. Bennett
CHARLOTTE A. BENNETT

Earl Ricky Mayo
EARL RICKY MAYO

James Randall Mayo
JAMES RANDALL MAYO

Earl Mayo
EARL MAYO, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, EVELYN MAYO, CHARLOTTE A. BENNETT, EARL RICKY MAYO AND JAMES RANDALL MAYO the heirs of Mai Belle Fentress, with whom I am personally acquainted (or proved to me on basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Ashland City, Tennessee, this the 19th day of April, 1996.

MY COMMISSION EXPIRES:
May 10, 1998

V. Joyce Loyd
NOTARY PUBLIC

V. JOYCE LOYD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of the property, (whichever is greater) is $ 115,750.00.

Phila R. Hatch
AFFIANT

Sworn to and subscribed before me, this the 19th day of April 1996.

MY COMMISSION EXPIRES:
May 10, 1998

V. Joyce Loyd
NOTARY PUBLIC

V. JOYCE LOYD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named EARL MAYO, with whom I am personally acquainted, and who upon oath acknowledged himself to be Executor of the Estate of Mai Belle Fentress, deceased, and acknowledged that he executed the within instrument for the purposes therein contained. WITNESS MY HAND AND OFFICIAL SEAL at Ashland City, Tennessee, this the 19 day of April, 1996.

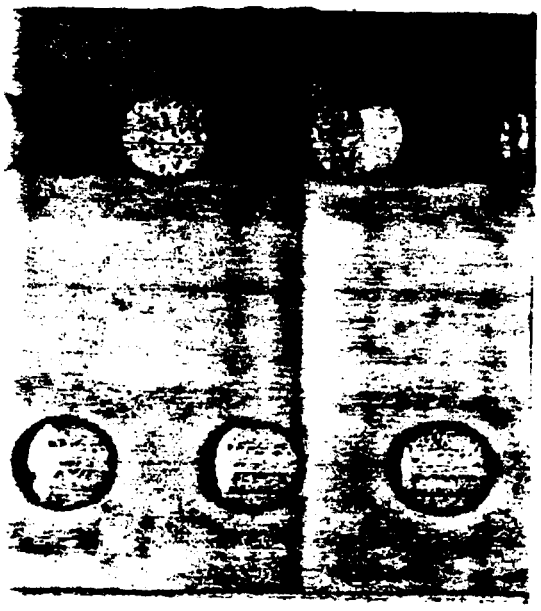
MY COMMISSION EXPIRES:
May 10, 1998

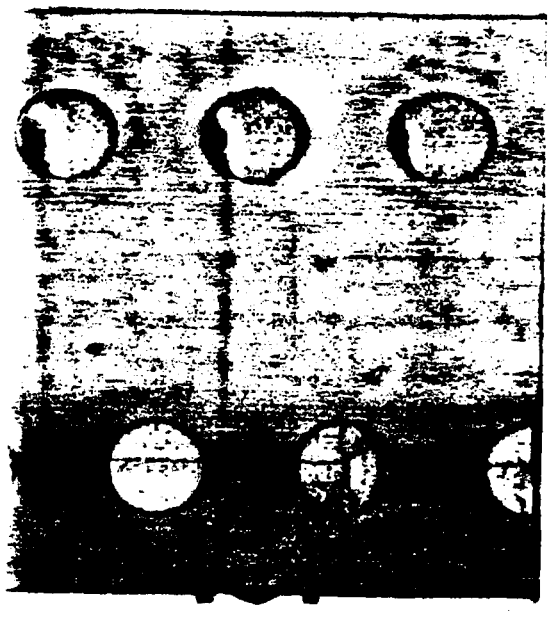
V. Joyce Loyd
NOTARY PUBLIC

V. JOYCE LOYD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10033 PG 677

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 115750.00
CON TX 428.09
PRFEE 1.00
WDEED 12.00
TOTAL 441.09
CHECK 441.09

05/01/96 01 11:13 0001 6412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176973
IDENTIF. ← REFERENCE

96 MAY -1 AM 11:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034450