47

BOOK 10036 PG 196

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 96

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. T. Clinard	Same	Map 22, Parcel 47
(NAME)	(NAME)	10D 14360 and
2628 Clay Lick Road		Map 22, Parcel 46
(ADDRESS)	(ADDRESS)	10D 14410
Nashville, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, William Lee Colley and wife, Anne T. Colley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. T. Clinard and wife, Jessie B. Clinard

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:

TRACT 1:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by G & G Engineering Co., June 23, 1967, as follows:

Beginning at a point approximately 1.8 miles east of Joelton, Tennessee on Claylick Road, this point being a spike in the center of Claylick Road; thence north 0 degrees 54' east 428 feet along a fence to a point; thence north 76 degrees 17' east 364 feet along a fence to a point, the two previous calls are along the C. L. Wheeler property; thence north 15 degrees 19' west 280 feet to a point; thence north 6 degrees 02' east 191 feet to a point; thence north 21 degrees 46' west 400 feet to a point; thence north 18 degrees 08' west 180 feet to a point; thence north 23 degrees 03' west 485 feet to a point; thence north 22 degrees 10' west 240 feet to a point; thence north 28 degrees 10' west 668 feet to a point; thence south 58 degrees 24' west 1319 feet to a point - the previous eight calls are all along fence lines bounding Cordell Piper property; thence south 1 degree 14' west 2085 feet along the fence bounding D. A. Harris property to a point; thence north 89 degrees 59' east 1662.6 feet across open wooded land, crossing Claylick Road, this line bounds the Albert Adcock property, to the point of beginning, containing 96.4 acres, more or less.

Being the same property conveyed to Mrs. Mildred Colley by deed from Mary E. Brooks, a widow, of record in Book 4148, page 401, Register's Office for

CONTINUED

unimproved ( )
This is improved (X) property, known as 2628 Clay Lick Road, Nashville, TN
(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 29th day of March, 19 96

William Lee Colley

Anne T. Colley

1-800-626-5427

Davidson County, Tennessee. The said Mildred Colley having since died testate, and pursuant to the Last Will and Testament of Mildred S. Colley, deceased, of record in Will Book 204, page 656, in the Probate Court for Davidson County, Tennessee, subject property was devised to John G. Colley.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the following described property granted to the State of Tennessee by Final Judgment in State of Tennessee, Petitioner, vs. Mildred Colley et al, Defendants, No. B-6904, of record in Book 4581, page 129, Register's Office for Davidson County, Tennessee.

Beginning at a point in the center of Claylick Road said point being Charles L. Wheeler's southwest corner; thence with said center of road westwardly 1810 feet more or less to D. A. Harris southeast corner; thence with Harris' east boundary line north 5 degrees 10 minutes east 755 feet more or less to a point 350 feet northerly from the center line of proposed north bound lane of I-24; thence south 59 degrees 57 minutes 50 seconds east 208 feet more or less; thence north 82 degrees 53 minutes 08 seconds east 823.82 feet to a point which is 300 feet northerly from center line station 245 + 50 of proposed north bound lane of I-24; thence south 82 degrees 00 minutes 37 seconds east 404.41 feet; thence south 53 degrees 27 minutes 43 seconds east 420 feet more to Charles Wheeler's west boundary line; thence with said boundary line southwardly 285 feet more or less to the point of beginning and containing 18.85 acres.

TRACT II:

Land in Davidson County, Tennesse, being Parcel 47 and particularly described as follows according to a survey by C. E. Greek, Surveyor:

Beginning at a point, this point being opposite station 257 + 50 Northbound Lane I-24-9 (2) 32 right of way of Davison County, these plans on file with the Tennessee Department of Transportation; thence along the I-24 right of way line North 53 degrees 28' West 430 feet + or - to a point, this being the Southeast corner of the Mildred Colley property; thence in a Northerly direction 134 feet + or - along a fence line bounded by the Mildred Colley property to a fence corner; thence in an easterly direction 364 feet + or - along a fence line bounded by the Mildred Colley property to a point in the center of a creek; thence in a Southeasterly direction 535 feet + or - along the center of a creek bounded by the Cordell B. Piper property to a point in the I-24 right of way; thence in a Southeasterly direction 70 feet + or - along the I-24 right of way line to point; thence northerly 46 degrees 9' West 225 feet + or - along the I-24 right of way line to a point; this being the point of beginning and containing 3.38 acres more or less.

Included in the above description is a parcel of land purchased as a permanent drainage easement by the Tennessee Department of Transportation and recorded in Book 4515, page 922, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Colley and wife, Mildred S. Colley by deed from C. L. Wheeler and wife, Thelma Wheeler, of record in Book 4774, page 132, Register's Office for Davidson County, Tennessee; The said Mildred S. Colley having since died.

By calculation of the Davidson County Tax Assessor, the above two (2) tracts consist of a total of 58.01 acres.

Being the same property conveyed to William Lee Colley by deed from John G. Colley, of record in Book 8625, Page 97, Register's Office for said County.

96 MAY -2 AM 10:29
FELIX E. DUNN II REGISTER
DAVIDSON COUNTY, TN.

0177532
IDENTIF. & REFERENCE

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 William Lee Colley and wife Anne T. Colley

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 Goodlettsville, Tennessee, this 29th day of March, 1996.

Commission expires 1/28/98

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 _____.

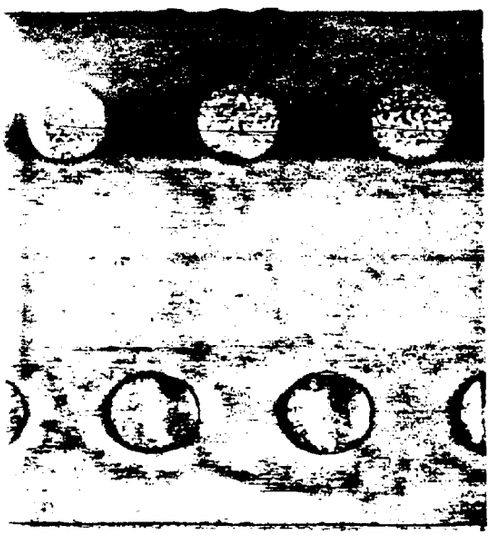
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

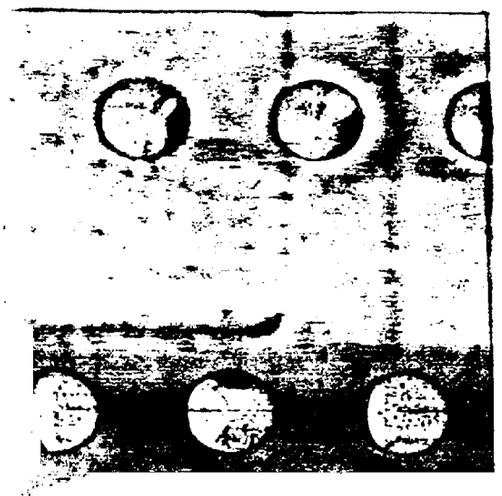
My commission expires _____

Notary Public

BOOK 10036 PG 198

6997 05/02 0101 03CHECK 305.30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10036 PG 199

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 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 12.00
TOTAL 305.30
CHECK 305.30

05/02/96 01 10:34 0001 6997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177532
IDENTIF. ↑ REFERENCE

96 MAY -2 AM 10:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1035031