0192062

IDENTIFICATION REFERENCE

Mail

pg. 10084-696

THIS INSTRUMENT PREPARED BY:
HAYNES, WALKER & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

96 JUN 12 PM 4:09

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers
Robbie O. McKee, et vir P. O. Box 137 Ridgetop, TN 37152	Same	Map 57 Parcel 31

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBBIE LE McKEE CLAY and husband, WILLIAM S. CLAY, and MILDRED O. PAUL, Unmarried, have this day bargained and sold, and do hereby transfer and convey unto the said **ROBBIE O. McKEE and husband, PHILLIP O. McKEE**, as tenants by the entirety, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 13th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the East margin of Old Hickory Boulevard, said point being on the current North West line of a tract owned by J. T. Owen (DB931 PG383) and being 1869.1' Northeast of the intersection of Old Hickory Boulevard and Hydes Ferry Pike (S.R. 12). Thence, with the fence, S 63 48' 24" E - 520.10' to a point across Sulphur Creek, said line being a part of the South boundary line of James Thomas John Jr. (DB4911, PG786). Thence, with the fence and John, S 28 29' 40" W - 158.31' to a fence corner. Thence, with the fence and John, S 64 55' 45" E - 418.78' to a fence corner. Thence, with John and the fence, N 32 15' 16" E - 696.68' to a point in the center of a drain. Thence, with the drain and its meanders a total of four calls; N 85 32' 28" E - 81.40', S 79 35' 53" E - 191.27', S 79 53' 58" E - 220.45' and S 62 53' 43" E - 385.98'. Thence, leaving the drain first with John then with George West (DB5788 PG263), N 01 12' 21" E - 1326.29' to an iron pin. Thence, on a new line, N 88 39' 00" E - 50.00' to an iron pin. Thence, S 46 21' 00" E - 353.55' to an iron pin. Thence, S 1 12' 21" W - 1076.30' to an iron pin. Thence, S 38 36' 35" W - 1706.05' to an iron pin. Thence, N 63 46' 56" W - 1765.82' to an iron pin in the East margin of Old Hickory Boulevard. Thence, with the margin, N 26 45' 33" E - 834.55' to the point of beginning, containing 58.62 acres more or less, according to a survey by John Franklin Jr. dated December 8, 1995. This property also includes a 50' x 50' dual use easement to enter the property from an existing 36' easement to Old Hickory Boulevard.

Being the same property conveyed to J. T. Owen and wife, Louella Owen, by deed from Mrs. Lillie C. Stephens of record in Book 931, Page 608, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Mildred Owen Paul, Robbie Owen McKee and Robbie Le Clay by Last Will and Testament of Louella Murrey Owen, of record in Will Book 118, Page 69, in the Probate Court for Davidson County, Tennessee, the said J.

T. Owen having predeceased Louella Owen. The said William S. Clay, husband of Robbie Le McKee Clay, joins in this conveyance for the purpose of conveying all his marital rights, title, and interest in and to said property.

STATE OF TENNESSEE) -DIVISION IN KIND-
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $ -0-.
Subscribed and sworn to before me this 25th day of ~~February~~ March, 1996.
My Commission Expires: 7-27-96

Robbie Le McKee Clay
Affiant

Judy Callis
Notary Public

JUDY CALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved property located on Old Hickory Boulevard, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 14 day of ~~February~~ March, 1996.

Robbie Le McKee Clay
ROBBIE LE McKEE CLAY

William S. Clay
WILLIAM S. CLAY

Mildred O. Paul
MILDRED O. PAUL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **ROBBIE LE McKEE CLAY and husband, WILLIAM S. CLAY, and MILDRED O. PAUL**, the within named bargainors, 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 the 14 day of ~~February~~ March, 1996.

Judy Callis
NOTARY PUBLIC

JUDY CALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

27.00 96/12 0101 03CHECK 8.00