GENERAL WARRANTY DEED (Individual)

BOOK 10320 PG 318

Date: November 15, 1996

Grantor: NORMAN F. MESGER, a single person

Address: 280 East Canaan Road, Gerald, MO 63037

Grantee: NORMAN F. MESGER, Trustee or his Successors of the Trust of Norman F. Mesger dated November 15, 1996 a Revocable Living Trust.

Address: 280 East Canaan Road, Gerald, MO 63037

This Deed Witnesseth, that as of the above date, the above Grantor for and in consideration of One and more Dollars in hand paid, does by these presents, GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the above Grantee, his, her or their heirs, or its successors and assigns, the following described land situated in Davidson County, Tennessee, to-wit:

A tract of land in the thirteenth, formerly the twenty-fifth Civil District of Davidson County, Tennessee, containing forty-nine (49) acres and no more, and described partly according to a survey made April 30, 1938 by John Wilkes, Civil Engineer, as follows: Beginning at R. P. Bracy's Northeast corner, thence Northeastwardly 2282.5 feet to an ash; thence Westwardly 445.5 feet to two dogwoods; thence Southerly 313.5 feet to a gum stake; thence Westwardly 567.6 feet to a pointer and stake; thence South 1869 feet, more or less, to the center of the new twenty foot road described in deed to John H. Bardill, et ux, as of record in Book 1041, page 184, R.O.D.C., thence following said twenty foot road to the beginning; being the same land conveyed to Bertha M. Ferrell by deed from James H. Freeman and wife, Mary Porter Freeman, which was deeded them by James H. Davis and wife, Mary Davis, as of record in Book 1090, page 167, R.O.D.C., Nashville, Tennessee, excepting therefrom the following parcel of land described as follows:

Beginning at an iron pin at the face of a twelve inch hickory, said pin being the Southwest corner of the property conveyed to Toney Carroll, Sr. and wife, Lillie Carroll, by deed from Leona Johnson Tompkins, Elizabeth Johnson Hardin, Mary Johnson Robinson, Rosie Lee Johnson Bowers, Minnie Marie Johnson Dowdy, Sarah Juanita Young Martin, and Kathryn Loretta Young Wilson, of record in Book 4149, page 257 of the Registers office of Davidson County, Tennessee, thence South 4 degrees, 19 minutes, 48 seconds East, 781.0 feet to an iron pin; thence North 57 degrees, 31 minutes West, 520.0 feet to an iron pin at the center of the ridge; thence South 75 degrees, 00 minutes West, 200.0 feet to an iron pin; thence due West 80.66 feet to an iron pin on the West side of the hill; thence North 4 degrees, 19 minutes, 48 seconds West 490.11 feet to a spike in the center line of a dirt road leading to the Toney Carroll, Sr. property; thence with the center line of said dirt road, the following calls; North 74 degrees, 40 minutes, 32 seconds, East 106.73 feet to a point, thence North 59 degrees, 23 minutes, 7 seconds East 188.97 feet to a point, thence North 43 degrees, 40 minutes, 48 second East, 121.17 feet to a point, thence North 32 degrees, 38 minutes, 10 second East, 61.74 feet to a point, thence North 10 degrees, 37 minutes, 12 seconds East, 45.84 feet to a point, thence North 14 degrees, 49 minutes, 4 seconds East 36.31 feet

to a point, thence North 42 degrees, 59 minutes, 38 seconds East 44.50 feet to a point, thence North 50 degrees, 39 minutes, 34 seconds East 102.56 feet to a point, thence North 60 degrees, 4 minutes, 52 seconds East 82.32 feet to a point, thence North 55 degrees, 54 minutes, 2 seconds East 89.79 feet to a fence post on the South margin on said road; thence South 3 degrees, 29 minutes, 21 seconds East 51.08 feet to an iron pin, thence South 4 degrees, 19 minutes, 48 seconds East 420.84 feet to the point of beginning, containing 12.33 acres, more or less, being a portion of the property conveyed to Norman F. Mesger by deed from June M. Mesger of record in Book 4764, page 9, R.O.D.C.T.; that lies South of the existing dirt road to the Toney Carroll, Sr. property, leaving in the aggregate, 36.67 acres more or less, all lying and situated in Davidson County, Tennessee.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is None.

Send tax bill to Norman F. Mesger, Trustee, at his address, at 280 East Canaan Road, Gerald, Missouri 63037.

The above described property is located on May 57 as Parcel 37.

TO HAVE AND TO HOLD, the same together with all rights and appurtenances to the same belonging, unto the said Grantee and to the heirs or successors and assigns of such Grantee forever. The said Grantor hereby covenanting that said Grantor and the heirs and personal representatives of said Grantor shall and will WARRANT and DEFEND the title to the premises unto the said Grantee, and to the heirs, successors and assigns of such Grantee forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 1996 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the Grantor has executed these presents the same effective as of the day and year first above written.

Norman F. Mesger

NORMAN F. MESGER

STATE OF MISSOURI, County of Franklin, ss.:

On November 15, 1996, before me personally appeared Norman F. Mesger, a single person, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year last above written.

E. A. Stierberger, Notary Public
Franklin County, Missouri

My commission expires 11-15-98.

This deed prepared by E. A. Stierberger.
Attorney at Law

STATE OF TENNESSEE, County of Davidson, ss: I, _____ _____, Recorder of Deeds within and for said County, do hereby certify that the foregoing instrument was filed for record on _____, 199___, at _____ o'clock __.M., and duly recorded in Volume _____, page _____ on said date. In Testimony Whereof, I have hereunto set my hand and affixed the official seal at my office in _____, Tennessee.

_____
Recorder of Deeds

_____
Deputy

MAIL ENV.

97 JAN 15 PM 2:04
PELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0264352
IDENTIF. & REFERENCE

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