Davidson County DEEDWARR
Recvd: 12/11/03 15:12 4pgs
Fees:22.00 Taxes:0.00
20031211-0178044

This instrument prepared by Margaret A. Taylor, Atto
Seventh Street, Post Office Box 692, Columbia, Tennessee 38402.

Map No. 15-030-001.01
Parcel No. 180-98

BK 1180 PG 642

D E E D

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, **SARA CORINNE HERBERT JEWELL and husband, RICHARD JEWELL**, have this day bargained and sold and do by these presents sell, transfer and convey unto **JAMES P. ENGLAND and wife, MARTHA H. ENGLAND**, as tenants by the entireties, their heirs and assigns, the following described tract or parcel of land, lying and being in the Sixth (6th) Councilmanic District of Davidson County, Tennessee and the Fifteenth (15th) Civil District of Williamson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, as follows:

TRACT I: BEGINNING at a point in the Southerly margin of Edmonson Pike said point being the Northwest corner of the herein described tract and also being approximately 225 feet East of the Northwest corner of the original 8.12 acre tract conveyed to George O. Herbert by deed from Lester Williams and wife, Lillian Williams and Minnie Williams of record in Book 1807, Page 406, RODCo., Tn.; thence with the Southerly margin of Edmonson Pike South 59 degrees 30 minutes 00 seconds East 168.62 feet to a point, said point being the Northeast corner of the herein described tract and also being the Northwest corner of a tract of land conveyed to James Perry England and wife, Martha Herbert England by deed from George O. Herbert and wife, dated June 19, 1962, of record in Book 3406, Page 621, RODCo., Tn.; thence with the dividing line between Tracts No. 3 and No. 2 South 14 degrees 45 minutes 56 seconds West 335.01 feet to a point, said point being the Southeast corner of the herein described tract and the Southwest corner of Tract No. 1; thence North 87 degrees 11 minutes 55 seconds West 149.69 feet to a point, said point being the Southwest corner of the herein described tract and also being the Southeast corner of Tract No. 1; thence wit the dividing line between Tracts 1 & 2 North 12 degrees 33 minutes 34 seconds East 412.08 feet to the point of beginning, containing 1.32 acres more or less.

Being Lot No. 2 on an unrecorded boundary survey and map of C. K. McLemore, dated May, 1962, of the George O. Herbert land, which is the property conveyed to G. O. Herbert from Lester L. Williams and wife, Lillian I.

Williams and Minnie L. Williams, a widow, containing 8.12 acres of record in Book 1807, Page 406, Register's Office, Davidson County, Tennessee.

Also being a portion of the property conveyed to Herbert and Son, Incorporated, a Tennessee corporation, by Quitclaim Deed from George O. Herbert, Jr. and Polly H. Martin, Co-Executors of the Estate of George O. Herbert, dated 11/19/92, of record in Book 1032, Page 868, RODCo., Tennessee.

TRACT II: That portion of the property subject to an easement reserved by George O. Herbert and wife, Gladys Herbert in deeds to James Perry England and wife, Martha Herbert England and to George Ovander Herbert, Jr. and wife, Eurie Jean Herbert of record in Book 3406, Page 621, RODCo., Tn., and Book 125, Page 525, ROWCo., Tn., and Book 3538, Page 29, RODCo., Tn., respectively, which lies adjacent to and contiguous with the property identified herein as Tract I to Sara Corinne Herbert Jewell and husband, Richard Jewell. Said property is more particularly described as follows:

Commencing in the center of Edmonson Pike at the southeast corner of Lot No. 3 on said unrecorded map or plat, said Lot No. 3 having been conveyed to James Perry England and wife, Martha Herbert England, by deed from George O. Herbert and wife, dated June 19, 1962, and recorded in Book 3406, Page 621, of the Register's Office for Davidson County, Tennessee; thence north 87 degrees 15 minutes west 196 feet along the south margin of said Lot No. 3 to the southwest corner of same; thence north 87 degrees 15 minutes west along the south margin of Lot No. 2 on said unrecorded map or plat for 171 feet to the southwest corner of said Lot No. 2, the southeast corner of Lot No. 1 hereinabove conveyed; thence north 87 degrees 15 minutes west along the south margin of Lot No. 1 on said unrecorded map or plat for 133 feet; thence continuing along the south margin of said Lot No. 1 north 89 degrees 15 minutes west for a distance of 9 feet to the southwest corner of said Lot No. 1; thence continuing north 89 degrees 15 minutes west for a distance of 15 feet; thence south 33 feet to McKay's north fence and tree line; thence in an easterly direction along McKay's north fence and tree line and a distance of 33 feet from the north line of said 33 feet strip to the center of the said Edmonson Pike.

Being part of the same property conveyed to G. O. Herbert by deed of record in Book 1807, Page 406, RODCo., Tn.

The above description is the same as contained in the deed conveying both tracts above described to the Grantors herein.

Both tracts above described were conveyed to the Grantors herein by deed of record in Book 1032, Page 873, Register's Office of Williamson County, Tennessee and Book 8811, Page 474, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and pertaining unto JAMES P. ENGLAND and wife, MARTHA H. ENGLAND, their heirs and assigns, in fee simple forever.

We, SARA CORINNE HERBERT JEWELL and husband, RICHARD JEWELL, covenant with JAMES P. ENGLAND and wife, MARTHA H. ENGLAND, that we are lawfully seized and possessed of the above-described tract or parcel of land, have a good and lawful right to sell and convey the same, and that it is unencumbered; and we do further covenant and bind ourselves, our heirs and personal representatives, to forever warrant and defend the title to the said above-described property unto the said JAMES P. ENGLAND and wife, MARTHA H. ENGLAND, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 10th day of January, 1994.

Sara Corinne Herbert Jewell
SARA CORINNE HERBERT JEWELL

Richard Jewell
RICHARD JEWELL

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named SARA CORINNE HERBERT JEWELL and husband, RICHARD JEWELL, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office in Columbia, Tennessee, this the 10 day of January, 1994.

Malinda Boyle
NOTARY PUBLIC

My Commission Expires: 10/20/97

O A T H

James P England, being duly sworn, deposes and says, under penalties of perjury, that the consideration or value, whichever is greater, for transfer of the property described herein is $ 20,000.

James P. England

Sworn to and subscribed before me, this the 30 day of March, 1994.

Brenda King
NOTARY PUBLIC

My Commission Expires: 6-25-96

BRENDA F. KING NOTARY PUBLIC WILLIAMSON

NAME AND ADDRESS OF NEW OWNER:

JAMES P. ENGLAND
6702 EDMONDSON PIKE
BRENTWOOD, TN. 37027

NAME AND ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR TAXES:

Same

State of Tennessee, County of WILLIAMSON
Received for record the 30 day of
MARCH 1994 at 11:55 AM. (REC# 91952)
Recorded in official records
Book 1180 Page 642- 645
Notebook 52 Page 425
State Tax $ 74.00 Clerks Fee $ 1.00,
Recording $ 16.00, Total $ 91.00,
Register of Deeds SADIE WADE
Deputy Register BRENDA KING $ 1.00,
[illegible] $ 128.00,
[illegible]