This instrument prepared by:
Nathan L. Horton, Esq.
1406 18th Avenue South
Nashville, Tennessee 37212

correcting document # 20080411-0036826 NH

SCRIVENER'S DEED

Davidson County RHEIDAVIT
Recvd: 12/02/08 11:49 3 pgs
Fees:17.00 Taxes:0.00
20081202-0116850

MAP/PARCEL NO.:
Map:
Parcel:

LET IT BE KNOWN that I, Nathan Horton, Esq., previously drafted the Quitclaim Deed from **Sarah Elizabeth Williams** unto **Lunette Allen Pharr and William Allen**, their heirs, successors and assigns, her entire right, title and interest in and to certain tracts of land in Davidson County, Tennessee, described as follows:

Tract 1:
Beginning at a point in the Nolensville Pike, at the northernmost corner of Tract No. I (described in the Decree of record in Deed Book 2802, page 347 of the Register's Office of Davidson County, Tennessee); thence in a northerly direction curving with the center of said Nolensville Pike, 26.7 feet to a point; thence continuing with the center of said pike north 31 deg. 45 min. W, 269.4 feet to a point in the center of said Pike; thence with a fence south 55 deg. W. 175.5 feet to an iron pin; thence, with a fence, N. 44 deg. W. 208 feet to a gate; thence South 61 deg. W. 258.7 feet to a 12 inch cedar; thence N. 64 deg. 45 min. west 169 feet to a point in the center of Old Holt Road; thence north 58 deg. 30 min. W. 485 feet to a point in the center of New Holt Road; thence N. 76. deg. 40 min. W 605.6 feet to a point in the center of New Holt Road; thence with the center of a 16 ½ foot lane S. 4 deg. 30 min. W. 1093 feet to a post in a fence line; thence with said fence S. 4 deg. 30 min. W. 172 poles more or less to an iron pin in Pinkerton's line; thence with a fence and Pinkerton's line S. 86 deg. 45 min. E 1452 feet to an iron pin; thence with a fence and Pinkerton's line N.2 deg. 45 min. E. 808.5 feet to a set pile of stone located between a 12 inch hackberry and a 10 inch cedar; thence with Pinkerton's line S. 86 deg. 45 minutes E 313 feet to a R. R. spike in the center of Bluff Road; thence with the center of Bluff Road N. 0 deg. 15 min. W, 175 feet to a point; thence continuing with the center of Bluff Road N. 2 deg. 15 min. E. 197.4 feet to a R. R. spike; thence continuing with the center of said road N. 10 deg. E. 134 feet, N. 21 deg. E, 255 feet, N, 8 deg. 45 min. E, 182 feet to a point in the center of said road; thence with the center of said road N. 19 deg. 45 min. E. 87 feet, more or less, to a point being the southernmost corner of said Tract No. I; thence with the line of Tract No. I N. 42 deg. 50 min. W. 138 feet, more or less, to an iron pin; thence continuing with the line of Tract No. I N. 61 deg. 35 min. W, 196 feet, N. 65 deg. 15 min. W, 318.5 feet, N. 7 deg. 40 min. E. 518 feet, N. 59 deg. 15 min. E. 578.5 feet, N. 49 deg. 30 min. E, 182 feet to the point of beginning, containing 124.4 acres, more or less, according to survey made by George W. Watkins, Surveyor, on

Feb. 14, 1958.

Being the same property conveyed to C.P. Williams, Jr. by a decree from the Chancery Court of Nashville, Tennessee, in Case No. 79083 with final Decree being recorded in Deed Book 2802, page 347 of the Register's Office of Davidson County, Tennessee.

Included in the above description but excluded herefrom is the following described property, conveyed to John H. Byrd, Jr. and wife, Bettie Knight Byrd by deed from C.P. Williams, Jr. of record in Book 2859, page 467, in the Register's Office of Davidson County, Tennessee:

Beginning at a point in the center of New Holt Road, which point is S. 76 deg. 40' E., 500 feet from the N.W, corner of a tract of land title to which was vested in C.P. Williams, Jr., by decree of Part I, Chancery Court of Davidson County, Tennessee, in the cause of C.P. Williams, Jr., vs. Nellie Mae Williams, et al, Minute Book 183, page 390, Minutes of said Court, the same appearing of record in the office of the County Register of Davidson County, Tennessee, in Book 2802, page 347, which tract is described in such decree as Tract III, running thence generally S. 10 deg. W, 264 feet to a point, (iron pin) (which point is S. 76 deg. 40' E. 475 feet from a point in the westerly boundary line of said Tract No. III S. 4 deg. 30' W. 264 feet from the said N.W. corner of Tract III); thence generally S. 76 deg. 40' E. with a line parallel to the center of New Holt Road, 156 feet to a point; thence generally N. 10 deg. E., passing the center of Old Holt Road, 264 feet to a point in center of New Holt Road; thence with the center of New Holt Road N. 58 deg. 30' W. 50.4 feet, and N. 76 deg. 40' W, 105.6 feet, a total of 156 feet to the point of beginning.

Tract 2:
Beginning at the intersection of Old Holt Road and the new location of Holt Road at an iron pin; thence with the new location of Holt Road South 77 ½ deg. E. 39.6 feet to the beginning of a curve; thence easterly around a curve 637.3 feet to a point in said new road; thence leaving said road South ½ deg. West 215.7 feet, south 32 deg. W.46.2 feet, south 51 deg. W 132 feet, South 71 ½ deg. West, 66 feet, N. 70 ½ deg. W, 141.9 feet, and N. 59 deg. W. along the margin of Old Holt Road 368 feet to the beginning, containing 2.3 acres, more or less.

Being the same property conveyed to C.P. Williams, Jr. by a deed from Mrs. Leslie Carroll Cochran, of record in Book 3249, page 513, Register's Office of Davidson County, Tennessee.

The said C.P. Williams, Jr. having since died testate devising a life estate in the subject property to J.H. Byrd, Jr. by his Last Will and Testament of record in Will Book 98, page 315, Probate Clerk's Office for Davidson County, Tennessee. Said will states that upon the death or the non-compliance to the terms of the will by J.H. Byrd, Jr., a life estate shall be reserved unto Sarah Elizabeth Williams, with the remainder to the children of Nellie Mai Williams. If the said J.H. Byrd, Jr. is predeceased by the said Sarah Elizabeth Williams and he complies with the terms of the aforementioned will, the remainder shall

vest in the children of J.H. Byrd, Jr., as one-half undivided interest and in the children of Nellie Mai Williams as to a one-half undivided interest.

LET IT BE FURTHER KNOWN that the previous deed was drafted with the following omissions: **J.H. Byrd, Jr.** is deceased. **Nellie Mai Williams**, previous life estate holder, is deceased. The only surviving children of **Nellie Mai Williams** are **Lunette Allen Pharr and William Allen.**

WITNESS my hand this 2nd day of December, 2008.

Nathan Horton, Esq.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, NATHAN HORTON with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2008

NOTARY PUBLIC

My Commission Expires: 11/14/09

JONATHAN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY