BILL GARRETT, Davidson County
Trans:T20120050897 DEEDWARR
Recvd: 07/11/12 10:17 3 pgs
Fees:17.00 Taxes:0.00
20120711-0060761

D OF CONVEYANCE, executed and delivered by ANNA M. DUROCHER, a widow, hereinafter called the Grantor, to DAVID K. DUROCHER and wife, DIANNE W. DUROCHER, hereinafter called the Grantees;

WITNESSETH: THAT, for the consideration of Ten ($10.00) Dollars cash and other valuable consideration, receipt of which is hereby acknowledged, I, the said Grantor have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land situate in the 1st Councilmanic District of Davidson County, Tennessee, described as follows, to-wit:

TRACT 2: BEGINNING at an iron pin (old), in the southerly margin of Alessio Road, in the northerly boundary of a tract of land which belongs to Christine D. Rumsey, having a deed reference in Instrument No. 200204260051661, RODCT, said iron pin being located from an iron pin (old), in the southerly margin of Alessio Road, the northwest corner of a tract of land which belongs to Lori K. Wales, having a deed reference in Book 11496, Page 548, RODCT, N 88 degrees 49' 16" W, 175.00 feet to the point of beginning, the most southerly northeast corner of this tract, and continuing with the boundary of said tract of land which belongs to Christine D. Rumsey, as follows: S 06 degrees 04' 06" W, 50.52 feet to an iron pin (old); thence, S 87 degrees 50' 18" W, 85.03 feet to an iron pin (old); thence, N 87 degrees 02' 58" W, 100.54 feet to an iron pin (old); thence, N 74 degrees 08' 03" W, 99.02 feet to an iron pin (old); thence, N 56 degrees 55' 13" W, 122.99 feet to an iron pin (old); thence, N 49 degrees 16' 19" W, 149.58 feet to an iron pin (old); thence, N 45 degrees 25' 36" W, 107.17 feet to an iron pin (old); thence, S 18 degrees 31' 57" W, 637.68 feet to an iron pin (old); thence, S 25 degrees 12' 54" W, 227.53 feet to an iron pin (old); thence S 66 degrees 57' 14" E, 481.60 feet to an iron pin (old); thence with a new line, S 11 degrees 56' 02" W, 237.10 feet to an iron pin (new), in the northerly boundary of a tract of land which belongs to Richard E. King, having deed references in Book 8178, Page 309, and Book 9972, Page 427, RODCT; thence N 84 degrees 41' 03" W, 466.51 feet to an iron pin (old), a common corner of said tract of land which belongs to Richard E. King, and a tract of land which belongs to Dereck L. Osborne, having a deed reference in Deed Book 10740, Page 497, RODCT; thence with the boundary of said tract of land which belongs to Dereck L. Osborne, as follows: N 04 degrees 38' 28" W, 28.34 feet to the intersection of two branches; thence continuing with said branch and the boundary of Eaton Creek Farms L.P., as follows: N 57 degrees 43' 29" W, 54.33 feet; thence, N 52 degrees 37' 04" W, 56.19 feet; thence, N 64 degrees 01' 11" W, 38.76 feet; thence, N 76 degrees 32' 32" W, 34.92 feet; thence, N 54 degrees 56' 48" W, 97.24 feet; thence, N 69 degrees 55' 37" W, 27.86 feet; thence, S 89 degrees 46' 26" W, 53.66 feet; thence N 78 degrees 56' 01" W, 78.87 feet;

Tax Map 38
Parcel 59

This Deed was prepared by
Robert Michael Crawford
Attorney
Springfield, Tennessee

Send Tax Bills to: (New Owner)
David K. Durocher
1773 Tom Austin Highway
Greenbrier, TN 37073

thence, N 58 degrees 11' 27" W, 46.96 feet; thence, N 38 degrees 25' 36" W, 51.37 feet; thence, N 39 degrees 16' 44' W, 68.20 feet to a point in the center of said branch, marked by a witness pin (old) on the northerly bank, a corner of said tract of land which belongs to Eaton Creek Farms L. P., having a deed reference in Book 8829, Page 908, RODCT, in the easterly boundary of a tract of land which belongs to Norman L. Piper, having a deed reference in Book 9089, Page 350, RODCT; thence, N 03 degrees 43' 24" E, 2432.86 feet to an iron pin (old), the northeast corner of said tract of land which belongs to Norman L. Piper, in the southerly boundary of a tract of land which belongs to Emmett Lankford, having a deed reference in Book 2902, Page 557, RODCT; thence, S 83 degrees 04' 36" E, 649.55 feet to an iron pin (old), a common corner of said tract of land which belongs to Emmett Lankford, a tract of land which belongs to Barron D. Grantham, having a deed reference in Instrument No. 200312170179858, RODCT, and a tract of land which belongs to Beech Hollow Farm, LLC, having a deed reference in Instrument No. 200612140154391, RODCT; thence with the boundary of said tract of land which belongs to Beech Hollow Farm, LLC, as follows: S 03 degrees 43' 24" W, 589.05 feet to an iron pin (old); thence, S 69 degrees 16' 36" E, 269.33 feet to an iron pin (new) in the southerly boundary of said tract of land which belongs to Beech Hollow Farms, LLC; thence with a new line, as follows: S 02 degrees 40' 28" W, 772.95 feet to an iron pin (old); thence, S 53 degrees 47' 10" E, 80.84 feet; thence, S 42 degrees 56' 24" E, 113.26 feet; thence, S 56 degrees 55' 13" E, 103.86 feet; thence, S 74 degrees 08' 03" E, 77.86 feet; thence, S 87 degrees 02' 58" E, 89.26 feet; thence, S 85 degrees 50' 20" E, 108.56 feet to an iron pin (new), at the northwest end of Alessio Road; thence, S 46 degrees 43' 40" W, 27.27 feet to the point of beginning, containing 43.33 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, November 30, 2011.

BEING a portion of the property conveyed to A. H. Durocher and wife, Anna M. Durocher, by Louis D. Durocher and wife, Letha H. Durocher, in a deed appearing of record in Deed Book 3180, Page 300, Register's Office for Davidson County, Tennessee. The said A. H. Durocher died April 10, 1987, survived by his wife, Anna M. Durocher, who became the sole owner by right of survivorship.

The said A. H. Durocher died testate, a citizen and resident of Davidson County, Tennessee, the place of his legal residence, on April 10, 1987, and in his Last Will and Testament appearing of record in Volume #4755-877618, in the Clerk's office of the Probate Court for Davidson County, Tennessee, all his property was devised to his wife, Anna Mae Durocher. Anna M. Durocher is the same person as Anna Mae Durocher.

Included in the above described tract of land, but excluded is the Tower Tract (5.01 acres), having a deed reference in Instrument No. 200809120093486, RODCT.

The above described tract of land is subject to an Ingress, Egress and Utility Easement, as well as a portion of Guy Easement #1, and all of Guy Easements #2 and #3, having a deed reference in Instrument No. 200809120093486, RODCT.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns, forever. The Grantor covenants with the Grantees, survivor and assigns: (1) That she is lawfully seized in fee of said premises; (2) That she has a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That she will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

DONE, this the 3 day of July, 2012.

Anna M. Durocher
ANNA M. DUROCHER

STATE OF TENNESSEE)
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANNA M. DUROCHER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes contained therein.

Witness my hand and seal of office, this 3rd day of July, 2012.

ROBERTSON COUNTY ROBERT MICHAEL CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC

Robert Michael Crawford
NOTARY PUBLIC

My commission expires: 7-12-14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 50.00 , which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

D. M. Durocher
AFFIANT

SUBSCRIBED and SWORN to before me, this 11th day of July, 2012.

J Chandler Dep Reg
REGISTER ~~or NOTARY PUBLIC~~

~~My commission expires:~~ _____