

ELEANOR F. JARRATT

TO: DEED

NANCY F. WILLIAMS

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THIS DEED OF REALTY, executed as of the 28th day of August, 1986, at Clarksville, in the County of Montgomery and State of Tennessee, by Grantor, ELEANOR F. JARRATT, to Grantee, NANCY F. WILLIAMS, Witnesseth:

That the Grantor and Grantee are vested as equal tenants in common by deed of record in Official Record Book Volume 83, Page 732, in the Register's Office for Montgomery County, Tennessee, from J. Ramey Foust, who did retain therein a life estate. J. Ramey Foust is now deceased, having died in 1980.

That it is the desire of the Grantor and Grantee to partition in kind such realty, and pursuant thereto, the parties are simultaneously herewith executing deeds to effectuate such purpose.

NOW, THEREFORE, the Grantor does hereby bargain and sell, transfer and convey unto Grantee, to have and to hold to her, and to her heirs and assigns forever, all of the Grantor's interest, the same being an undivided one-half (1/2) interest in and to certain realty situated in the 15th Civil District of Montgomery County, Tennessee, and being bounded and described according to a survey made by Clarksville Engineering Services, Inc., dated April 27, 1984, as follows:

TRACT I: Beginning at an iron pin on the west side of Gholson Road at the southeast corner of Williams House Lot; thence along Gholson Road south 05 degrees 35 minutes 01 seconds west 385.99 feet; thence south 06 degrees 03 minutes 04 seconds west 480.25 feet; thence south 04 degrees 19 minutes 11 seconds west 278.19 feet; thence south 02 degrees

50 minutes 59 seconds west 558.94 feet to an iron pin set (on line), this being the northeast corner of the ingress of Nancy F. and Willie C. Williams property; thence south 49 degrees 43 minutes 09 seconds west 489.07 feet to an iron pin; thence south 64 degrees 54 minutes 17 seconds west 536.67 feet to an iron pin; thence north 01 degrees 49 minutes 45 seconds west 139.99 feet to an iron pin; thence south 68 degrees 42 minutes 53 seconds west 295.06 feet to an iron pin; thence south 11 degrees 03 minutes 50 seconds east 255.85 feet to an iron pin; thence north 64 degrees 53 minutes 54 seconds east 802.17 feet to the point of encroachment; thence south 51 degrees 39 minutes 31 seconds west 38.02 feet to an iron pin; thence south 00 degrees 10 minutes 59 seconds west 274.15 feet to an iron pin; thence south 01 degrees 23 minutes 58 seconds west 81.76 feet to an iron pin on north bank of McAdoo Creek; thence crossing over to the south bank of McAdoo Creek and along R. M. Williams property line; south 77 degrees 22 minutes 41 seconds west 436.81 feet along McAdoo Creek; thence south 82 degrees 05 minutes 24 seconds west 113.88 feet; continuing along south bank of McAdoo Creek south 60 degrees 02 minutes 04 seconds west 137.11 feet; thence south 72 degrees 11 minutes 08 seconds west 129.90 feet; thence south 80 degrees 21 minutes 24 seconds west 432.02 feet; thence south 67 degrees 09 minutes 31 seconds west 65.47 feet; thence south 34 degrees 51 minutes 51 seconds west 196.33 feet; thence south 25 degrees 57 minutes 54 seconds west 188.98 feet; thence north 89 degrees 07 minutes 14 seconds west 228.39 feet; thence north 80 degrees 16 minutes 47 seconds west 172.55 feet; thence south 64 degrees 32 minutes 44 seconds west 53.59 feet to the center of a 3 by 5 foot flat limestone rock, this being the southwest corner of this tract; thence crossing McAdoo Creek and along fence row along Marvin Ramey property line north 03 degrees 27 minutes 18 seconds east 2,358.56 feet to a cornerstone; thence on the same north 03 degrees 27 minutes 18 seconds east 5.79 feet to an iron pin set on the R.O.W. on the south side of Gratton Road; thence continuing along Gratton Road north 75 degrees 47 minutes 21 seconds east 280.94 feet to an iron pin; thence continuing along Gratton Road on a curve to the left, the chord being north 72 degrees 34 minutes 32 seconds east 213.26 feet to an iron pin set; thence continuing along the same curve, the chord being north 67 degrees 41 minutes 12 seconds east 517.41 feet to an iron pin set; thence continuing along the curve, the chord being north 62 degrees 28 minutes 20 seconds east 308.37 feet to an iron pin set; thence north 58 degrees 56 minutes 00 seconds east 267.70 feet to an iron pin set; thence continuing along the curve to the right, the chord being north 61 degrees 27 minutes 13 seconds east 234.41 feet to an iron pin set; thence north 63 degrees 58 minutes 27 seconds east 285.68 feet to an iron pin set; thence along the curve to the left, the chord being north 62 degrees 26 minutes 37 seconds east 174.28 feet to an iron pin set, this being the northwest corner of Williams House lot; thence south 05 degrees 19 minutes 08 seconds west 297.55 feet; thence north 59 degrees 09 minutes 03 seconds east 294.96 feet to iron pin set, the beginning of this tract and containing 115 acres, more or less.

TRACT II: Beginning at an iron pin set at the northeast end of the bridge over McAdoo Creek on Gholson Road and continuing north 03 degrees 21 minutes 50 seconds east 391.71 feet to an iron pin set; thence continuing along Jarratt property line south 89 degrees 34 minutes 37 seconds east 3,423.29 feet to a point in McAdoo Creek, this being the eastern most point on the farm; thence continuing down McAdoo Creek south 44 degrees 22 minutes 09 seconds west 615.49 feet; thence south 37 degrees 30 minutes 30 seconds west 296.72 feet; thence south 50 degrees 28 minutes 58 seconds west 164.50 feet; thence south 03 degrees 04 minutes 05 seconds west 208.79 feet; thence south 46 degrees 37 minutes 49 seconds west 91.67 feet; thence south 70 degrees 47 minutes 18 seconds west 337.29 feet; thence south 35 degrees 57 minutes 53 seconds west 54.21 feet; thence leaving McAdoo Creek and continuing along R. M. Williams property line north 86 degrees 18 minutes 56 seconds west 827.00 feet to an iron pin; thence south 00 degrees 48 minutes 27 seconds west 32.09 feet to an iron pin; thence north 85 degrees 29 minutes 36 seconds west 1,073.39 feet to an iron pin; thence north 54 degrees 10 minutes 55 seconds west 279.65 feet to McAdoo Creek; thence continuing down McAdoo Creek north 28 degrees 17 minutes 16 seconds west 99.45 feet; thence north 08 degrees 54 minutes 51 seconds west 200.75 feet; thence north 06 degrees 16 minutes 41 seconds west 102.69 feet; thence north 25 degrees 39 minutes 08 seconds west 70.61 feet; thence north 86 degrees 43 minutes 48 seconds west 43.51 feet; thence leaving McAdoo Creek north 02 degrees 55 minutes 09 seconds east 117.76 feet to the starting point, an iron pin (set), on Gholson Road at the northeast corner of the bridge over McAdoo Creek and containing 76.60 acres, more or less, and being part of the northeastern portion of the realty conveyed to the Grantor and Grantee herein as aforesaid.

TRACT III: Beginning at a point on the west side of Gholson Road, being the southeast corner of Whispering Hills Subdivision at an iron pin; thence along Gholson Road south 06 degrees 49 minutes 51 seconds west 62.58 feet to an iron pin set, being the intersection of Gholson and Gratton Roads; thence along the north R.O.W. of Gratton Road south 57 degrees 44 minutes 37 seconds west 81.12 feet to an iron pin set; thence south 59 degrees 43 minutes 31 seconds west 178.30 feet to an iron pin set; thence along a curve to the right chord being south 61 degrees 50 minutes 59 seconds west 238.15 feet to an iron pin set; thence south 63 degrees 58 minutes 27 seconds west 285.68 feet to an iron pin set; thence along a curve to the left chord being south 61 degrees 27 minutes 13 seconds west 238.81 feet to an iron pin set; thence south 58 degrees 56 minutes 00 seconds west 267.70 feet to an iron pin set; thence on a curve to the right chord being south 62 degrees 28 minutes 20 seconds west 302.19 feet to an iron pin set; thence continuing along a curve to the right chord being south 67 degrees 41 minutes 12 seconds west 514.49 feet to an iron pin set; thence continuing along a curve to the right chord being south 72 degrees 34 minutes 32 seconds west 207.66 feet to an iron pin set; thence south

75 degrees 47 minutes 21 seconds west 264.63 feet to an iron pin set; thence leaving Gratton Road and running along James Cox property and James Holleman property north 03 degrees 51 minutes 31 seconds east 1,233.87 feet across gully to iron pin set; thence north 01 degrees 30 minutes 16 seconds east 68.55 feet to iron pin found; thence continuing along southern boundary of Whispering Hills Subdivision south 89 degrees 01 minutes 20 seconds east 285.88 feet to iron pin found; thence south 83 degrees 29 minutes 59 seconds east 191.75 feet to iron pin found; thence south 86 degrees 10 minutes 28 seconds east 158.59 feet to iron pin found; thence south 89 degrees 41 minutes 28 seconds east 192.57 feet to an iron pin found; thence south 86 degrees 06 minutes 28 seconds east 201.03 feet to an iron pin found; thence south 81 degrees 54 minutes 18 seconds east 208.96 feet to an iron pin found; thence south 85 degrees 27 minutes 45 seconds east 92.43 feet to an iron pin found; thence south 82 degrees 08 minutes 22 seconds east 101.85 feet to an iron pin found; thence south 85 degrees 29 minutes 11 seconds east 82.80 feet to an iron pin found; thence south 88 degrees 12 minutes 53 seconds east 151.01 feet to an iron pin found; thence south 86 degrees 10 minutes 34 seconds east 79.08 feet to an iron pin found; thence south 88 degrees 29 minutes 25 seconds east 176.05 feet to an iron pin found; thence south 83 degrees 50 minutes 46 seconds east 176.12 feet to an iron pin found; thence north 85 degrees 58 minutes 43 seconds east 50.58 feet to an iron pin found; thence south 83 degrees 02 minutes 35 seconds east 108.80 feet to the beginning, an iron pin found, on Gholson Road, being 39.013 acres, more or less.

TRACT IV: Beginning at a point in the west margin of Gholson Road, at the northeast corner of Bethlehem United Methodist Church and runs thence with said church south 78 degrees 00 minutes 40 seconds west 265.73 feet to realty of the Grantee referenced in Tract I as "engress of Nancy F. and Willie C. Williams property"; thence with Williams north 49 degrees 45 minutes 37 seconds east 352.99 feet to the margin of Gholson Road; thence with said right of way south 3 degrees 9 minutes 7 seconds west 173.09 feet to the point of beginning, and containing .51 acres, more or less.

TRACT V: Beginning at the southwest corner of Tract IV aboveherein in the southeast line of the "engress of the Nancy F. and Willie C. Williams property"; and runs thence south 78 degrees 00 minutes 40 seconds west 20.83 feet to an iron pin found; thence south 51 degrees 39 minutes 31 seconds west 85.88 feet; thence north 64 degrees 53 minutes 54 seconds east 48.63 feet to an iron pin found; thence north 49 degrees 45 minutes 37 seconds east 57.24 feet to the point of beginning.

Albert S. Jarratt, husband of Eleanor F. Jarratt,
joins herein to quitclaim unto the Grantee any of his right,

title and interest in and to the above described realty by virtue of his marriage to the Grantor.

The aforesaid realty is subject only to 1986 taxes, which have been prorated and the Grantee assumes. The Grantor covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty, and will forever warrant and defend the title unto Grantee and to her heirs and assigns against all persons claiming by or through her.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the date and at the place written first herein.

Eleanor F. Jarratt
ELEANOR F. JARRATT
Grantor
Albert S. Jarratt
ALBERT S. JARRATT

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ELEANOR F. JARRATT and ALBERT S. JARRATT, 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 seal at office this the 29 day of August, 1986.



My Commission Expires: 17 May 1989

J. Stand
Notary Public

Name and Address of Property Owner:
NANCY F. Williams
Box 360
CLARKSVILLE TN 37043

Name and Address of Mortgagee:
NONE