Mail Tax X.L Realty Co 2006 Bonnaspring

BOOK 3831 PAGE 682

Map 75-9 P/c Par. 141

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - - - - $10.00 - - - - - - - - - - - -

- TEN AND NO/100 - - - - - - - - - - - - DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

I, Miller G. Kimbrough, Trustee,

_____ have bargained and sold, and by these presents do transfer and convey unto the said J.D. Owen, Jr. and wife, Marguerite M. Owen, and J.D. Owen, III and wife, Suzanne Owen, D/B/A X. L. Realty Company, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin at the southwest corner of the Phillips "66" property of record in Book 3314, page 542, Register's Office for Davidson County, Tennessee, being also in the northeast right-of-way of Bonnaspring Drive; thence with said right-of-way of Bonnaspring Drive in a northwesterly direction, with a curve having a radius of 555.0 feet, 96.5 feet to an iron pipe at a corner of the remaining property of Miller Kimbrough, Trustee; thence with the Miller Kimbrough, Trustee, property line north 41° 39' east 141.7 feet to an iron pipe; thence south 53° 20' east 71.5 feet to an iron pin at the northwest corner of the Phillips "66" property; thence with the west line of Phillips "66" south 31° 35' west 141.7 feet to the beginning and containing 12,000 square feet more or less.

Being the same property conveyed to Miller G. Kimbrough, Trustee with full powers, by deed from Jas. E. Covington, Clark and Master, of record in Book 2694, page 514, said Register's Office.

Commerce Union Bank, the lawful holder and owner of a certain indebtedness described in and secured by a Deed of Trust executed by Miller Kimbrough, Trustee to C. D. Rippy, Trustee, of record in Book 3013, page 250, Register's Office for said County, joins herein for the sole purpose of releasing the lien of said Deed of Trust upon the property herein described but no further or otherwise.

ATTEST

COMMERCE UNION BANK

By J. O. Foxall

J. O. Foxall, Vice President

By James C. Hackard

James C. Hackard, Asst. Cashier

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J.D. Owen, Jr. and wife, Marguerite M. Owen, and J.D. Owen, III and wife, Suzanne Owen, D/B/A X.L. Realty Company, their heirs and assigns, forever.

And I do covenant with the said J.D. Owen, Jr. and wife, Marguerite M. Owen and J. D. Owen, III and wife, Suzanne Owen, D/B/A X. L. Realty Company that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Miller G. Kimbrough, Trustee do further covenant and bind myself, my successors heirs and representatives, to warrant and forever defend the title to the said land to the said J.D. Owen, Jr. and wife, Marguerite M. Owen and J.D. Owen, III and wife, Suzanne Owen, D/B/A X.L. Realty Company heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 6th day of November, 19 64

Miller G. Kimbrough

Trustee

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Miller G. Kimbrough, Trustee

TO

J. D. Owen, Jr. et al
D/B/A K. L. Realty Company

58124

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Nov 12 11 13 AM '64

RECORDING FEE $ 3.25

DEP. REG. _____

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 2.50
PROBATE 50
TOTAL $ 3.00

NOV 12 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID NOV 12 1964

45th 225