WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Gilbert S.Merritt,Jr. (NAME)	Same (NAME)	MAP-14
715 Belle Meade Blvd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par # To Be Assigned Later RDB
Nashville 7 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of----------($10.00)----------

Ten Dollars and no/100----------DOLLARS paid in cash , and other good and valuable considerations, receipt of which is hereby acknowledged,

This Instrument was prepared by:
DODSON BATSON, Attorney
702 First Amer. Nat'l Bk. Bldg.
Nashville, Tennessee

WE, MARGARET EGGSTIEN, as survivign widow of C.A.Eggstien, deceased, and ANNIE EGGSTIEN REEVES, DORIS EGGSTIEN GIENGER and ELISE EGGSTIEN LUTON, as the only heirs-at-law of C.A.Eggstien, deceased

.....have bargained and sold, and by these presents do transfer and convey unto the said

Gilbert S.Merritt,Jr.

his .....heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two Tracts of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Smith, Engineers Company, dated July 26,1965, as follows:

FIRST TRACT:

BEGINNING on the westerly margin of Whites Creek Pike at the southeast corner of the property conveyed to Cleve Baxter by deed from P.W.Emanuel and wife, of record in Book 658, page 396, Registerts Office for said County; thence with the westerly margin of Whites Creek Pike and around a slight curve, southwardly 357.4 feet to a point, and continuing with the westerly margin of said Whites Creek Pike, South 22°14' East 1165 feet to a fence post opposite Morgan Road; thence north 87°15' west 3680 feet along a fence line to a fence post; thence south 42°33' west 76 feet to a fence post; thence north 87°15' west 1539 feet to an old iron pipe; thencesouth 58°west 408 feet to a concrete monument in the northeasterly margin of Bidwell Road; thence with said Road north 31°west 1590 feet to a metal post; thence leaving said road north 37°34' east 467 feet to a metal post; thence north 87°east and along a fence line 1396 feet to a metal post; thence north 47°40' east 125 feet to a 36-inch oak;thence north 3°west 470 feet to a 20-inch oak; thence north 5°14' east 518 feet to a fence post; thence south 83°east 410 feet to a 12-inch elm; thence south 33°25' east 135 feet to a fence post; thence south 69°23' east 135 feet to a 36-inch cherry; thence north 19°27' east 85 feet to a 12-inch elm; thence north 81°07' east 205 feet to a fence post; thence south 71°22' east 140 feet to a 12-inch hcikory; thence north 71°44' east 310 feet to a fence post; thence north 53°east 160 feet to a 12-inch beech; thence north 63°30' east 185 feet to a 24-inch oak; thence north 87°45' east 195 feet to a fence post; thence north 0015'west,160 feet to an 18-inch beech; thence north 64°31' east 231 feet to a 40-inch oak; thence south 56°17' east 575 feet to a 34-inch black gum;

CONTINUED ON BACK

thence south 81°35' east 315 feet to a fence post; thence south 88°east 140 feet to a fence post; thence north 80°16' east 455 feet to a fence post; thence south 6°26' west along a fence line, and with the westerly boundary line of said Baxter property 1408.5 feet to a fence post, being said Baxter's southwest corner; thence with his southerly line south 85°33' east 655.5 feet to the beginning, containing 300 acres, more or less.

SECOND TRACT:
BEGINNING on the southwesterly margin of Bidwell Road at the northeast corner of the property conveyed to H.T.Hays and wife, by deed from C.A. Eggstien and wife, of record in Book 3072, page 101, Register's Office for said County; thence with said Hays' northerly line, south 59° west 409 feet to a concrete monument; thence north 87°15' west 835 feet to an iron pipe; thence north 21°20' east 143.4 feet to a 14- inch oak; thence north 34°55' east along an old fence line 580 feet to a 12-inch oak; thence north 37°34' east 470 feet to an iron pin in the southwesterly margin of said Bidwell Road; thence with same south 31°east 972 feet to the beginning, containing 15.3 acres, more or less.

Part of said property was inherited by Margaret Eggstien as the widow of C.A.Eggstien, deceased and Annie Eggstien Reeves, Doris Eggstien Gienger and Elise Eggstien Luton, as the sisters and only heirs-at-law of C.A.Eggstien, deceased and part of said property was conveyed to C.A. Eggstien and wife, Margaret J.Eggstien by deed from H.T.Hays and wife, of record in Book 3074, page 477, said Register's Office, the said C.A. Eggstien having since died.

This property is being conveyed subject to Easement of Tennessee Gas Transmission Company that traverses property; Easement of Telephone Company and Easement for Cemetery with right of egress and ingress thereto.
1965 taxes will be prorated and assumed by Purchaser.

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gilbert S.Merritt,Jr. his heirs and assigns, forever.

And we do covenant with the said Gilbert S.Merritt,Jr. that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, the undersigned do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gilbert S.Merritt,Jr. his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 22nd day of September, 1965

Margaret J. Eggstien
Margaret J.Eggstien

Annie Eggstien Reeves
Annie Eggstien Reeves

Doris Eggstien Gienger
Doris Eggstien Gienger

Elise Eggstien Luton
Elise Eggstien Luton

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Ellouise Bailey, a Notary Public in and for said County and State, the within named Margaret J.Eggstien, Annie Eggstien Reeves, Doris Eggstien Gianger and Elise Eggstien Luton

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September, 1965

Ellouise Bailey, Notary Public

Commission Expires 1/25/66

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public

Commission Expires

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

01563

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 12 12 46 PM '65

NOTE/C. BOOK 112 PAGE 628

RECORDING FEE $ 2.50

DEP. REG.

STATE TAX $ 1.50

PROBATE .50

TOTAL $ 1.98

OCT 12 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID OCT 12 1965

BOOK 3945 PAGE 639

WARRANTY DEED

FROM

MARGARET J. EGGSTEIN, ET AL

TO

GILBERT S. MERRITT, JR.

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

589342