This deed prepared by J. C. Dale, Jr., Attorney
709-20 Nashville Bank & Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4265 PAGE 856

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Nellie S. Burks Old Hickory Boulevard Whites Creek, Tennessee 37189	Same	40 P/O 62-64 PW

FOR AND IN CONSIDERATION of the sum of TWENTY-SIX THOUSAND ($26,000.00) DOLLARS cash in hand to us paid by Mrs. Nellie S. Burks, Grantee, receipt of which is acknowledged by the undersigned, Ike N. Hutchison, Mary Belle Ipock, Frank M. Hutchinson, Mrs. Frances P. Sweeney, Mrs. Mary O. Holman, Mrs. Florence O. Abernathy, Mrs. Louise O. Wynne, Mrs. Margaret O. Spain, and Edward Owens, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Nellie S. Burks, and to her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. I. A tract of land in the 10th (formerly the 22nd) Civil District of Davidson County, Tennessee, being the southerly part of an 89 acre tract, as of record in Book 11, page 409, Register's Office for said County, described as follows:

BEGINNING at a stake in F. P. White's east line, being the N.W. corner of 50 acres of land conveyed by David R. Marshall, et ux, to William Core by deed of record in Book No. 67, page 286, said Register's Office; thence with the north line of said Core's land east 792 feet, more or less, to a beech, the west corner of one acre of land conveyed by L. M. White to J. T. Hutchison by deed of record in Book 81, page 522, said Register's Office; thence with the northerly line of said one-acre tract N. 60° E. 530 feet, more or less, to a point in the west margin of Blevins Road; thence with the westerly margin of said road, in a northerly direction 730 feet to the intersection of the westerly margin of said road, and the southerly margin of Old Hickory Boulevard; thence with the southerly margin of said Boulevard, S. 85° 14' W. 383 feet to a stake in the southerly margin of said Boulevard; thence S. 3° 45' E. in line with the fence east of Vick's barn, crossing the abandoned old country road right-of-way, and crossing a small creek known as Cloyd's Branch of White's Creek, to a stake on the southerly bank of said branch 730 feet more or less; thence in a westerly direction with the south bank of said branch 755 feet to a stake on the south bank of said branch; thence N. 3° E. 30 feet to a point in the center of said branch, said point being the S.E. corner of a tract of land conveyed to John Vick by deed

IDENTIF. REFERENCE
SEP 4 2 53 PM '68
FELIX ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

A 11756

from J. W. Blevins, et ux., as of record in Book 1755, page 78, R.O.D.C. Tennessee; thence with the southerly line of said John Vick's tract, in a westerly direction with the center line of said branch, 132 feet to F.P. White's east line; thence with said White's east line south 110 feet, more or less, to the point of beginning, containing 7.4 acres, more or less.

BEING the same property conveyed to C.F. Hutchison by deed from J. M. Vick and wife, Emily Blevins Vick as of record in Book 2158, page 163, Register's Office for Davidson County, Tennessee.

TRACT NO. II. Being one-third part of the property known as the Hutchison Home Place Property, lying south of Tract No. I, hereinabove described, consisting of 72 acres, more or less, conveyed to John Hutchison by deeds of record in Book 75, page 623, Book 81, page 522, and Book 448, page 352, Register's Office for Davidson County, Tennessee, to which reference is made for a more detailed description.

SAID entire property is owned by the heirs of John Hutchison, deceased, in the following proportions, as tenants in common of undivided interests, to wit:

Ike N. Hutchison - one-third
Mary Belle Ipock - one-third
Frank M. Hutchinson - two-ninths
Frances P. Sweeney - one-eighteenth
Mary O. Holman - one-ninetieth
Florence O. Abernathy - one-ninetieth
Louise O. Wynne - one-ninetieth
Margaret O. Spain - one-ninetieth
Edward Owens - one-ninetieth

The one-third part of said property herein conveyed is the undivided share of interest of Ike N. Hutchison, in the Home Place.

In order to identify, separate and specify the lands representing the one-third (1/3) interest of Ike N. Hutchison herein conveyed from the remaining two-thirds (2/3) interest of the other Grantors in the Home Place, it is agreed by all Grantors and the Grantee that the following described tract and the widened portion of the right-of-way shall be conveyed to Grantee as said one-third (1/3) interest of Ike N. Hutchison in the Home Place Property, subject to adjustment as below provided.

BEING all of the tract conveyed to John Hutchison/heirs by deed of the Commissioners, of record in Book 448, page 352, Register's Office for Davidson County, Tennessee and described therein as follows:

PARCEL NO. 2., BEGINNING in the westerly boundary line of said tract of 148-1/2 acres and on the west margin of said 16 foot right-of-way, running thence south 6° east 40.80 poles to a stake; thence south 21° west 36.48 poles to an elm tree; thence south 31-1/2° east 6.56 poles to a stake; thence south 14° east 18.16 poles to a stake; thence south 40-1/4° east 29.48 poles to a stake; thence 30-1/2° east 13.84 poles to a stake; thence south 63° east 2.12 poles to a stake; thence north 134 poles to a stake in the center of said 16 foot right-of-way; thence south 88° west 26.96

poles to the beginning, containing 20.06 acres.

The 16 foot right-of-way running along the east boundary line of the Hutchison Home Place Property widened from 16 to 30 feet and running from the property herein conveyed to Grantee, to join the 30 foot right-of-way along the east side of the Charles F. Hutchison tract, Tract No. I, hereinabove described, so as to provide a 30 foot right-of-way from Old Hickory Boulevard to the property herein conveyed to Grantee, for the use of Grantee, her heirs and assigns, and for the use of the remaining Grantors, their heirs and assigns.

Grantee may, at her expense, have Tract No. II surveyed and secure a determination whether or not the described tract and the additional right-of-way comprise an one-third (1/3) part of the Home Place acreage, and if it does not, the Grantors, other than Ike N. Hutchison, will work out a satisfactory adjustment with Grantee from lands adjoining her described acreage to complete conveyance to her of one-third of the acreage of the Hutchison Home Place Property.

Upon consummation of this transaction, Ike N. Hutchison acknowledges and warrants conveyance of all of his right, title, and interest in and to the Hutchison Home Place Property to the Grantee; and

The undersigned, Volene Oliphant Marshall, Administratrix of the Estate of Edna Josephine Oliphant (Hutchison) deceased and individually, and J. C. Dale, Jr., Attorney for himself and Bailey, Ewing & Dale, and Frank C. Ingraham, Attorney, join in the execution of this deed to acknowledge satisfaction of their respective lien claims from the proceeds of sale, and to release the liens held by them on Tract No. I of the above-described property under decree and property settlement recorded in Book 4163, Page 572, et seq., Register's Office for Davidson County, Tennessee.

This property is improved, and fronts on Old Hickory Boulevard, Whites Creek, Tennessee, 37189.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interests thereto belonging to the said Mrs. Nellie S. Burks, and to her heirs and assigns, forever.

And we do covenant with the said Mrs. Nellie S. Burks, 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, except as herein mentioned, and by current Metropolitan Nashville and Davidson County taxes.

And Grantors do further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to the said lands to the said Mrs. Nellie S. Burks and her heirs and assigns against the lawful claims of all persons whomever.

Witness our hands this 2d day of August, 1968.

Ike N Hutchinson
IKE N. HUTCHISON

Mary Belle Ipock
MARY BELLE IPOCK

Frank M Hutchinson
FRANK M. HUTCHINSON

Frances P. Sweeney
FRANCES P. SWEENEY

Mary O. Holman
MARY O. HOLMAN

Florence O. Abernathy
FLORENCE O. ABERNATHY

Louise O. Wynne
LOUISE O. WYNNE

Margaret O. Spain
MARGARET O. SPAIN

Edward Owens
EDWARD OWENS

Frank C. Ingraham
FRANK C. INGRAHAM

J. C. Dale
J. C. DALE, JR.
BAILEY, EWING & DALE
By: J. C. Dale
J. C. Dale, Jr.

Volene Oliphant Marshall
VOLENE OLIPHANT MARSHALL, individually and as Administratrix of the estate of Edna Josephine Oliphant Hutchison, deceased.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

J. C. Dale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August. 1968.

Betty Pack
Notary Public

MY COMMISSION EXPIRES:

10-20-71

SEP-4 68	CONV	26,000.00			
SEP-4 68 S TAX			A*	67.60	
SEP-4 68 PRT FEE			A*	.50	
SEP-4 68	WDEED		A*	7.50	* 75.60

BOOK 4265 PAGE 860

STATE OF TENNESSEE,
Davidson County.

Personally appeared before me, Betty Paige, a Notary Public in and for said County and State, the within named Mary Belle Ipock, Frances P. Sweeney, Mary O. Holman, Florence O. Abernathy, Louise O. Wynne, Margaret O. Spain, Edward Owens, and J. C. Dale, Jr., for himself and as a partner for Bailey, Ewing & Dale the bargainors, 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 August, 1968

Commission Expires 10-20-71 Betty Paige, Notary Public

STATE OF FLORIDA
County of Duval

Personally appeared before me, Natalie L. Acharr, a Notary Public in and for said County and State, the within named Frank M. Hutchinson

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

Witness my hand and official seal at Jacksonville, Florida, this 26th day of August, 1968

Commission Expires Jan. 30 1969 Natalie L. Acharr, Notary Public

NOTARY PUBLIC, STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES JAN. 30, 1969
BONDED THROUGH FRED W. DIESTELHORST

STATE OF TENNESSEE,
Davidson County.

Personally appeared before me, Jane C. Cooper, a Notary Public in and for said County and State, the within named Ike N. Hutchison, Volene Oliphant Marshall, individually and as Administratrix of the Estate of Edna Josephine Oliphant Hutchison, deceased, and Frank C. Ingraham

the bargainors, 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 20th day of August, 1968

Commission Expires May 1, 1971 Jane C. Cooper, Notary Public

STATE OF
County of

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