This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 4322 PAGE 268

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James I. Vance Berry, Trustee	Same	Map 162
(NAME:) American Trust Building	(NAME:)	Pcl. 62-63-
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	11 7-120-123
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Two Hundred Ten Thousand and no/100------

(210,000.00)---------- *DOLLARS*

James I.,
cash in hand paid by Vance Berry, Trustee, receipt of which is hereby acknowledged.

APR-13	CONV	90,000.00			
APR-13	CONV	90,000.00			
APR-13	CONV	30,000.00			
APR-13	S'TAX		A*	546.00	
APR-13	PR'FEE		A*	.50	
APR-13	W'DEED		A*	4.50	* 551.00

Oakes & Smith Realty Co., Inc., a Tennessee corporation, has

bargained and sold, and by these presents do transfer and convey unto James I. Vance Berry, Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary his successors *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Four tracts of land in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by George Anton, Surveyor, March 1969, as follows:

Tract No. 1: Beginning at an iron pin on the westerly margin of Blue Hole Road, at the northeasterly corner of the property conveyed to F. B. Thomas, of record in book 1537, page 369, said Register's Office. Thence with the westerly margin of said road north 35° 15' east, 634.54 feet, north 39° 34' east, 72.57 feet, north 30° 31' east, 416.61 feet, north 17° 31' east, 470.02 feet, and north 29° 50' west, 33.46 feet, to the southerly margin of Bell Road; thence with the same, north 78° 11' west, 1,248.34 feet; thence south 5° 03' west, 916.46 feet; thence north 87° 33' west, 1,162.58 feet; thence south 3° 14' west, 1,239.03 feet; thence south 87° 44'east 1,175.1 feet; thence north 1° 38' east, 504.38 feet; thence south 87° 45' east, 564.5 feet to the beginning, containing 69.1 acres, more or less.

Tract No. 2: Beginning at an iron pin on the easterly margin of Blue Hole Road, said point being the north corner of the property conveyed to Ben Allen Shelton, Jr., of record in book 3769, page39, said Register's Office. Thence with said road north 34° 54'east, 400.05 feet, north 39° 35' east, 73.08 feet, north 30° 25' east, 434.96 feet, north 17° 36' east, 474.72 feet; thence north 59° 49' east 37.12 feet to the southerly margin of Bell Road; thence with the same south 78° 11' east, 771.20 feet to the center of a creek; thence with said creek south 44° 04' west, 164.04 feet; thence south 65° 13' west, 226.71 feet; thence south 74° 23' west, 239.10 feet; thence south 48° 22' west, 246.73 feet; thence south 47° 13' west, 698.11

(Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 210,000.00

Subscribed and sworn to before me, this the 31st day of March 19 69

Affiant

My commission expires: June 6, 1972 (Affix Seal)

Notary Public

feet; thence south 41° 01' west, 534.69 feet, to the beginning, containing 9.14 acres, more or less.

Tract No. 3: Beginning at an iron pin on the easterly margin of Blue Hole Road at the southwest corner of the property conveyed to M. D. Capps of record in book 919, page 143, Register's Office for said County; thence south 89° 31' east 802 feet to a creek; thence with said creek, south 3° 42' east 448.23 feet, south 19° 08' east 199.25 feet, south 8° 13' west 312.66 feet and south 48° 22' west 356.81 feet to the northerly margin of Bell Road; thence with the same, north 78° 11' west 807.95 feet; thence north 30° 23' west 33 feet to the easterly margin of Blue Hole Road; thence with the same north 19° 07' east 456.55 feet, north 8° 58' east 422.11 feet and north 2° 56' east 150.26 feet to the beginning, containing 23.51 acres, more or less.

Tract No. 4: Beginning at an iron pin on the westerly margin of Blue Hole Road at the southeast corner of the property conveyed to C. D. Thomas of Record in book 1025, page 405, Register's Office for said County; thence north 82° 50' west 256.25 feet; thence north 87° 36' west 118.60 feet; thence north 7° 45' east 272.17 feet; thence north 5° 18' east 169.42 feet; thence north 88° 40' west 949.87 feet; thence south 16° 31' west 512.91 feet; thence south 4° 53' west 289.24 feet to the northerly margin of Bell Road; thence with the same, south 78° 11' east 1,266.96 feet; thence north 59° 28' east 36.86 feet to the westerly margin of Blue Hole Road; thence with the same, north 17° 52' east 549.62 feet to the beginning, containing 24.35 acres, more or less.

Being the same property conveyed to Oakes & Smith Realty Co., Inc. by deed from Clarence F. Thomas, Sr., J. Buford Thomas, Fred B. Thomas and C. B. Thomas of record in Book _____, page_____, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as land on Blue Hole Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James I. Vance Berry, Trustee, his successors ~~heirs~~ *and assigns, forever.*

And Grantor does ~~xx~~ *covenant with the said* James I. Vance Berry, Trustee, *that* ~~xxxxxx~~ it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And ~~xxxx~~ Oakes & Smith Realty Co., Inc. itself, *do further covenant and bind* its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* James I. Vance Berry, Trustee, his successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 31st *day of* March, *19*69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A 35771

IDENTIF. REFERENCE

APR 1 1 33 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Oakes & Smith Realty Co. Inc.

Jim B. Smith
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

.....

.....

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 31st day of March, 19 69.

....., Notary Public.

Commission Expires .....

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
COUNTY OF DAVIDSON

Before me, Mary Emery, a Notary Public of the State and County aforesaid, personally appeared Jim B. Smith, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Oakes & Smith Realty Co., Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President

Witness my hand and seal, at office in Nashville, Tennessee this 31st day of March, 19 69.

Mary Emery
Notary Public

Commission Expires June 6, 1972

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE