SPECIAL WARRANTY DEED

BOOK 4135 PAGE 424

JUL 31 '72 CONV *3,000.00
JUL 31 '72 S'TAX A* 7.80
JUL 31 '72 RPTFEE A* .50
JUL 31 '72 RDEED A* 3.00 * 11.30

Address new owner as follows: Tax bills to: Map-Parcel Nos.

Mr. & Mrs. Oscar B. Tucker
4718 Nolensville Road
Nashville, Tennessee

Same

Map. 178
Pt Par. 76
PW

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Berkshire Life Insurance Company, a corporation, has bargained and sold, and by these presents does transfer and convey unto the said Oscar B. Tucker and wife, Agnes E. Tucker, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A parcel of land being a portion of the Holt Hills Subdivision property which is located on Holt Road, 4,500 feet, more or less, west of Nolensville Road in the 6th Civil District of Davidson County, Tennessee.
>
> Beginning at a point in the north right of way of Holt Road 2,337 feet, more or less, west of the southeast corner of aforementioned subdivision; thence leaving said north right of way north 2° 46' east 240.00 feet to a point; thence north 64° 15' 37" east 122.96 feet to a point; thence south 42° 28' 20" east 213.99 feet to a point; thence south 2° 46' west 148.00 feet to a point in the north right of way of Holt Road; thence with said north right of way north 87° 14' west 260.00 feet to the point of beginning, containing 63,038 square feet, or 1.45 acres, more or less.
>
> Being part of the same property conveyed to Berkshire Life Insurance Company by deed from Jas. E. Covington, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, of record in Book 4259, page 100, Register's Office for said County.
>
> Said property is improved and is known as _____ Holt Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple; has

This instrument prepared by James I. Vance Berry, Attorney,
700 American Trust Building, Nashville, Tennessee

a good right to convey it, and the same is unencumbered except taxes for the year 1970.

Grantor warrants to forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not otherwise.

WITNESS our hands this 20th day of July, 1970.

BERKSHIRE LIFE INSURANCE COMPANY

By _____
Eugene L. Amber, Senior Vice President

Attest:

By _____
Merrill R. Tabor, Secretary

Paul J. Trudeau
Paul J. Trudeau, Assistant Secretary

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 300.00 which amount is greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 31st day of July 1970

_____
Asst. Register

STATE OF MASSACHUSETTS

COUNTY OF BERKSHIRE

Before me, Dorothy V. DiMashe, a Notary Public within and for the State and County aforesaid, personally appeared Eugene L. Amber and Merrill R. Tabor, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Senior Vice President and Secretary respectively of the Berkshire Life Insurance Company, the within named bargainor, a corporation, and that they as such Senior Vice President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Eugene L. Amber and Merrill R. Tabor as such Sr. Vice President and Secretary and attesting the same by the said Paul J. Trudeau as such Assistant Secretary.

WITNESS my hand and official seal at office at Pittsfield, Massachusetts, on this the 20th day of July, 1970.

A85438

IDENTIF. REFERENCE T

JUL 31 9 52 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

_____
Dorothy V. DiMashe
Notary Public
My commission expires Ex. 4/28/72

DOROTHY V. DIMASHE NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS -MY- COMMISSION EXPIRES