BOOK 4467 PAGE 308

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. G. Hill Realty Company (NAME)	Same (NAME)	Map. 75-4 Par. 40
500 2nd Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of One Hundred Sixty Five Thousand and no/100 ---------- ($165,000.00) ---------- *DOLLARS*

cash in hand paid by H. G. HILL REALTY COMPANY, a Tennessee corporation, the receipt of which is hereby acknowledged,

This Instrument Was Prepared By

Dewey W. Pedigo (mE)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

A 99536

IDENTIF. REFERENCE

DEC 17 10 30 AM '70

FELIX A. ERICSON REGISTER DAVIDSON COUNTY, TENN.

I, MILLER KIMBROUGH, TRUSTEE,

have bargained and sold, and by these presents do transfer and convey unto the said H. G. HILL REALTY COMPANY, a Tennessee corporation, its successors

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

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Clay D. Couch, Jr., Surveyor, Lebanon, Tennessee, dated 11/28/69 as follows: Beginning at a point in the southerly margin of Lebanon Road (U. S. Highway #70) at the intersection of the westerly margin of Andrew Jackson Parkway, said point being 35 feet southerly from the center line of Lebanon Road and 100 feet westerly from the center line of Andrew Jackson Parkway, running thence south 2° 6' east with the westerly margin of Andrew Jackson Parkway 15.0 feet to a point, thence around a curve with a radius of 50.0 feet along the westerly margin of Andrew Jackson Parkway a distance of 78.54 feet to a point, thence continuing with the westerly margin of Andrew Jackson Parkway south 6° 3' east 144.91 feet to a point in the westerly margin of Andrew Jackson Parkway, thence continuing with said westerly margin of Andrew Jackson Parkway around a curve with a radius of 1791.17 feet a distance of 260.44 feet to a curve at the northwest corner of the intersection of Andrew Jackson Parkway and Trenton Drive, thence continuing around said latter curve which has a radius of 25.0 feet, a distance of 39.98 feet to a point in the northerly margin of Trenton Drive, thence with said northerly margin of Trenton Drive north 82° 8' west 324.50 feet to a point in a curve, thence continuing with said curve having a radius of 1599.80 feet a distance of 202.90 feet to a point in the northerly margin of Trenton Drive, thence continuing with the northerly margin of Trenton Drive north 89° 24' west 359.70 feet to a point in the boundary of Ladies Hermitage Association Lands, thence with the boundary of Ladies Hermitage Association Land north 0° 36' east 394.7 feet to a point in the southerly margin of Lebanon Road (U. S. Highway #70), thence with the southerly margin of Lebanon Road (U. S. Highway #70) north 87° 54' east 849.5 feet to the point of beginning, containing 8.978 acres, more or less.

Being part of the same property conveyed to Miller Kimbrough, Trustee, by deed from Jane B. Buntin, a widow, of record in book 4097, page 155, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $165,000.00

Subscribed and sworn to before me, this the 16th day of December 1970

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

Attorney in Fact

Notary Public

DEC 17 70	CONV	90,000.00			
DEC 17 70	CONV	75,000.00			
DEC 17 70	S'TAX		A*	[illegible]	429.00
DEC 17 70	PR'FEE		A*	.50	
DEC 17 70	W'DEED		A*	4.50	* [illegible]
					434.00

unimproved ( )
This is improved ( ) property, known as ..... (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 H. G. Hill Realty Company, a Tennessee corporation, its successors ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* H. G. Hill 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 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* H. G. Hill Realty Company, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 16th *day of* December, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Miller Kimbrough, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State, the within named* Miller Kimbrough, Trustee,

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 Nashville, *Tennessee, this* 1st *day of* December, *19* 70.

Mary Emery, *Notary Public.*

Commission Expires June 6, 1972.

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, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....