BOOK 1471 PAGE 570

WARRANTY DEED

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Miller Kimbrough, Trustee (NAME)	same (NAME)	Map. 75-4
404 James Robertson Parkway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/o Par. 37
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of ONE HUNDRED SIX THOUSAND THREE HUNDRED NINETY SIX AND NO/100ths ($106,396.00) ---------- *DOLLARS* cash in hand paid by Miller Kimbrough, Trustee, the receipt of which is hereby acknowledged.

JAN-5??	CONV	90,000.00			
JAN-5??	CONV	16,394.00			
JAN-5??	S'TAX		A*	276.64	
JAN-5??	PR'FEE		A*	.50	
JAN-5??	W'DEED		A*	4.50	* 281.64

Jane B. Buntin, a widow has bargained and sold, and by these presents does transfer and convey unto *the said* Miller Kimbrough, Trustee, with full power to sell, mortgage, transfer and convey and his successors in trust ~~his~~ *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 made by Clay D. Couch, Jr., Surveyor, December 9, 1970, as follows:
Beginning at a point in the easterly boundary of Tulip Grove Sect. IV at the most southerly point in the boundary of Tulip Grove Sect. V, thence in a northeasterly direction with the easterly boundary of Tulip Grove Sect. V as follows: North 78 degrees and 32 minutes East 231.12 ft to a point on a curve having a radius of 350.5 feet; thence with said curve in a northerly direction an arc distance of 10.9 ft., thence continuing with said easterly boundary of Tulip Grove Sect. V North 80 degrees and 20 minutes East 197.80 ft., North 14 degrees and 40 minutes West 132.32 ft., North 47 degrees and 24 minutes East 149.91 ft. to a point on a curve having a radius of 511.87 ft.; thence with said curve in a northwesterly direction an arc distance of 40.65 ft., thence continuing with said easterly boundary of Tulip Grove Sect V North 42 degrees 52 minutes East 176.08 ft., North 83 degrees 52 minutes East 39.90 ft., North 11 degrees and 45 minutes East 85.30 ft., North 23 degrees and 42 minutes East 491.52 ft., North 17 degrees and 29 minutes East 168.76 ft. to a point on a curve having a radius of 800.00 ft.; thence with said curve in a westerly direction an arc distance of 21.55 ft., thence continuing with the easterly boundary of Tulip Grove Sect. V North 15 degrees 57 minutes East

CONTINUED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 106,396.00

Affiant

Subscribed and sworn to before me, this the 31st day of December, 19 70

Notary Public

My commission expires: 11-1-73
(Affix Seal)

160.88 ft., thence easterly through the Buntin Lands as follows: South 82 degrees and 43 minutes East 78.32 ft., South 87 degrees and 43 minutes East 449.70 ft., South 76 degrees and 11 minutes East 97.39 ft., thence continuing through the Buntin Lands in a southerly direction South 13 degrees and 44 minutes West 175.00 ft. to a point on a curve having a radius of 1034.55 ft., thence in an easterly direction an arc distance of 58.08 ft., thence continuing through the Buntin Lands in a southerly direction South 16 degrees and 58 minutes West 145.04 ft., South 6 degrees and 06 minutes West 269.50 ft., South 0 degrees and 14 minutes West 357.82 ft., South 15 degrees and 01 minutes East 160.17 ft., South 10 degrees and 02 minutes East 124.95 ft., South 5 degrees and 59 minutes West 554.07 ft., South 26 degrees and 25 minutes West 120.84 ft., South 48 degrees and 08 minutes West 198.58 ft., South 14 degrees and 52 minutes East 14.14 ft., South 48 degrees and 08 minutes West 195.00 ft., South 50 degrees and 04 minutes West 439.50 ft. to a point in the easterly boundary of Tulip Grove Sect. IV at the northeast corner of Lot No. 263; thence with the easterly boundary of Tulip Grove Sect. IV North 41 degrees and 49 minutes West 554.50 ft., North 34 degrees and 04 minutes West 470.00 ft., North 31 degrees and 39 minutes West 429.46 ft. to the beginning, containing 53.198 acres more or less.

Being part of the real property devised to Jane B. Buntin by will of Charles E. Buntin, deceased, of record in Will Book 49, page 117, County Court for said County.

unimproved (X)
This is improved ( ) property, known as (House Number) Highway 70 North (Street) P. O. Address: Nashville, Tennessee (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 Miller Kimbrough, Trustee, etc. his successors in trust ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* Miller Kimbrough, Trustee, etc. *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 Jane B. Buntin, a widow does *further covenant and bind* herself, her *heirs and representatives, to warrant and forever defend the title to the said land to the said* Miller Kimbrough, Trustee, etc., his successors in trust ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 31st *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.*

Jane B. Buntin
Jane B. Buntin

B00957 T IDENTIF. REFERENCE

JAN 5 10 59 AM '71

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, CHARLES K. WEAY, a Notary Public in and for said County and State, the within named Jane B. Buntin

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

Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 19 70.

Charles K. Weay, Notary Public.

Commission Expires 11-1-73.

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.....