WARRANTY DEED

Address New Owner (s) As Follows:	Send Tax Bills To:	Map Parcel Nos.
Walton Construction Company 2506 Brickchurch Pike Nashville, Tennessee	Dan Turner, Jr. P. O. Box 988 Nashville, Tennessee	Map 127 Par 61 & 68

BOOK 4539 PAGE 186

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by Walton Construction Company, the receipt of which is hereby acknowledged,

I, JOHN KIMERY, have bargained and sold, and by these presents do transfer and convey unto the said WALTON CONSTRUCTION COMPANY, a Tennessee corporation, its successors and assigns, all my right, title and interest, being an undivided one-half (1/2) interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1: Land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, December 28, 1950, as follows:

Beginning at a point on the southerly margin of Highway No. 70 at the northwest corner of a 12-acre tract of land conveyed to Thomas Gaddes and wife, by deed from Addie Lovell, of record in book 2032, page 628, Register's Office for said County; thence with the western boundary line of said Gaddes property, South 28° 50' East 501.5 feet to a post, Gaddes southwest corner; thence with the southern boundary line of said Gaddes property, North 59° 30' East 287 feet to a 15 inch hackberry, North 35° East 205 feet to a twin locust, North 41° 45' East 348 feet to a stump, North 51° 15' East 184 feet to a 4 inch oak, North 24° East 164 feet to a 20 inch walnut, North 56° 45' East 268 feet to a 10 inch walnut, and North 79° 30' East 145 feet to an iron pin in the western boundary line of the property conveyed to Joe Lester Gunn and wife, by deed from J. S. Lovell and wife, of record in book 1305, page 96, said Register's Office; thence with the western boundary line of said Gunn property, South 13° 28' East 205 feet to an iron pin, South 41° East 430 feet to Gunn's southwest corner; thence with the southern boundary line of said Gunn property, South 70° East 294 feet to an iron pin, and South 88° East 480 feet to an iron pin, Gunn's southeast corner; thence South 15° West 1075.2 feet to a post; thence southwardly 1359 feet to a stone; thence North 88° West 1996 feet to a post in the eastern boundary line of the property

mail to

This instrument prepared by:
Edwards, Schulman, McCarley
Hollins & Pride
900 American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $17,500.00

Subscribed and sworn to before me, this the 21 day of Sept, 1971.

Wm A. Grodman
Affiant

Commission Expires: 1-29-72

Notary Public

conveyed to F. Boone and wife, by deed from Anna E. Hooper and husband, of record in book 1235, page 293, said Register's Office; thence with the eastern boundary line of said Boone property, northwardly 891 feet to an ash, North 30° West 379.5 feet to an 18 inch hickory, northwardly 709.5 feet and North 30° 45' West 504 feet to a point on the southerly margin of said Highway; thence with the southerly margin of said Highway, North 54° 30' East 61 feet to the beginning, containing 118.2 acres, more or less.

Included in the above description, but excluded therefrom, is a tract of 0.60 acres, more or less, conveyed to W. M. Sawyer and wife, by deed from J. N. Bornstein and wife, of record in book 3068, page 513, Register's Office for said County.

Being part of the real property conveyed to J. N. Bornstein and wife, Agnes Bornstein, by deed from Addie Lovell, of record in book 2134, page 274, said Register's Office.

TRACT NO. 2: Beginning at an iron stake in the south margin of U. S. Highway #70 North and the northwest corner of the J. L. Gunn property, South 73° West 148 feet to a stake; thence South 23° 30' East 65 feet to a 10-inch walnut; thence North 79° East 135 feet to an iron pin in the west margin of the J. L. Gunn property; thence North 13° West 75 feet to the point of beginning, containing 0.23 of an acre, more or less, according to a survey made by S. H. Hutchison on April 6, 1960.

Being a one-half undivided interest in said property conveyed to John Kimery, by deed from James N. Bornstein and wife, Agnes Bornstein, of record in book 4200, page 742, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements of record in book 787, page 59, book 787, page 73, book 2271, page 206, and in book 3068, page 513, Register's Office for Davidson County, Tennessee, and reservation of record in book 2032, page 628, Register's Office for said County.

This is unimproved property known as

To have and to hold all my right, title and interest, being an undivided one-half (1/2) interest, in and to the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WALTON CONSTRUCTION COMPANY, a Tennessee corporation, its successors and assigns, forever.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $17,500.00. Affiant [signature]
Subscribed and sworn to before me this 23rd day of Sept 1971

Deputy Register J. Head

And I do covenant with the said Walton Construction Company that I am lawfully seized and possessed of said undivided one-half (1/2) interest in and to said land in fee simple; have a good right to convey it, and the same is unencumbered, except by easements and reservation as hereinabove set forth, and taxes for the year 1971, subject to which this conveyance is executed.

And I, John Kimery, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said undivided one-half (1/2) interest, in and to said land to the said Walton Construction Company, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 21st day of Sept., 1971.

John Kimery
JOHN KIMERY

B3 1583 T IDENTIF. REFERENCE
SEP 23 9 20 AM '71
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Johnnie Edwards, a Notary Public in and for said County and State, the within named John Kimery, 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 21 day of September, 1971.

Johnnie Edwards
Notary Public

Commission Expires:
1-29-72

SEP23F	CONV	17,500.00			
SEP23F	STAX		A*	45.50	
SEP23F	PNTEE		A*	.50	
SEP23F	MTGEED		A*	6.00	* 52.00