BOOK 4553 PAGE 925

WARRANTY DEED

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)	PW

For and in Consideration of the sum of Eighty Thousand Sixteen and no/100ths ($80,016.00) ---------- *DOLLARS*

cash in hand paid by Miller Kimbrough, Trustee, the receipt of which is hereby acknowledged.

NOV 17 CONV 80,016.00
NOV 17 STAX A* 208.00
NOV 17 PRTFEE A* .50
NOV 17 MTGFEE A* 8.00 * 216.50

has does

Jane B. Buntin, a widow ~~have~~ *bargained and sold, and by these presents* do *transfer and convey unto the said* Miller Kimbrough, Trustee, with full power to sell, mortgage, transfer and convey and his successors in trust ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Beginning at an iron pin in the southerly right-of-way of Lebanon Road (U.S. Hwy #70) in the easterly boundary of the property now owned by Miller Kimbrough, Trustee, thence in an easterly direction with the said southerly right-of-way of Lebanon Road (35 feet off and parallel to the centerline thereof) running with a curve having a radius of 17,696.67 feet an arc distance of 672.37 feet to the end of said curve; thence continuing with said right-of-way South 88 degrees and 57 minutes East 167.30 feet to a concrete highway right-of-way marker; thence continuing with said right-of-way with a curve having a radius of 1925.30 feet an arc distance of 199.53 feet; thence South 1 degree and 55 minutes East 5.00 feet to a point in the said southerly right-of-way of Lebanon Road; thence in a northeasterly direction with said right-of-way (40 feet off and parallel to the centerline of Lebanon Road) running with a curve having a radius of 1930.30 feet an arc distance of 415.92 feet; thence continuing with said right-of-way North 72 degrees and 46 minutes East 295.08' to an iron pin at the intersection of the westerly right-of-way of Tulip Grove Road; thence with the westerly right-of-way of Tulip Grove Road (25 feet off and parallel to the centerline thereof) South 4 degrees and 18 minutes West 892.83 feet to an iron pin; thence continuing with said right-of-way South 5 degrees and 48 minutes West 349.61 feet to an iron pin; thence crossing Buntin's land (leaving the right-of-way of Tulip Grove Road) as follows: North 84 degrees 12 minutes West 560.00 feet to an iron pin; South 13 degrees and 37 minutes West 276.33 feet to an

CONTINUED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $80,016.00

Affiant

Subscribed and sworn to before me, this the 15th day of November 1971

Notary Public

My commission expires: 11-7-73

(Affix Seal)

iron pin; North 73 degrees and 02 minutes West 455.00' to a concrete marker at the southeast corner of lot number 345 Tulip Grove Section VI; thence with the boundary of Tulip Grove Section VI as follows: North 16 degrees and 58 minutes East 145.04 feet to the center line of Phoenix Dr.; then with the centerline of Phoenix Drive in a westerly direction with a curve having a radius of 1034.55 feet an arc distance of 58.38 feet; North 13 degrees and 44 minutes East 175.00 feet to a concrete monument; North 76 degrees and 11 minutes West 97.39 feet to a concrete monument; North 87 degrees and 43 minutes West 449.70 feet to a concrete monument, North 82 degrees and 43 minutes West 78.32 feet to a concrete monument in the easterly boundary of Tulip Grove Section V; thence with the easterly boundary of Tulip Grove Section V North 1 degree and 50 minutes East 777.14 feet to the beginning containing 40.008 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, and including the same property conveyed to Mrs. Charles E. Buntin by deed from Harry Carter and wife of record in Book 971, page 79, Register's Office for said county, Jane B. Buntin and Mrs. Charles E. Buntin, being one and the same person.

unimproved X)
This is improved ( ) property, known as Highway 70 North (House Number) (Street) Nashville, Tennessee 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 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 ~~do~~ *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* 15th *day of* November, *19* 71, *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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles K Wray, a Notary Public in and for said County and State, the within named Jane B. Buntin, being one and the same person as Mrs. Charles E. 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 15th day of November, 19 71.

Charles K Wray, Notary Public.

Commission Expires 11-7-73

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.....

WARRANTY DEED

FROM

JANE B. BUNTIN

TO

MILLER KIMBROUGH, TRUSTEE, ETC.

B3816 4

IDENTIF. REFERENCE

NOV 17 10 23 AM '71

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY.

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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