This instrument prepared by Thomas E. Stewart, Attorney, 4705 Gallatin Road, Nashville, Tennessee 37216

BOOK 1572 PAGE 168

Map. 121
Par. 80-
14 pw

WARRANTY DEED

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt of which is hereby acknowledged, JUANITA WALKER CULBERTSON, JAMES EDWARD WALKER, JANET TRAYLOR WATTS, MRS. NORMAN P. WALKER, Widow, RACHEL CORINNE TILLMAN, MABEL W. ELROD, DORRIS WAYNE WALKER, VICTOR H. WALKER, JR., DONALD CLIFFE TRAYLOR, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto D. C. TRAYLOR, Trustee, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land located and situated in the 3rd Civil Dsitrict of Davidson County, Tennessee, consisting of two tracts, being more particularly described as follows:

TRACT #1:

Located on the North side of Couchville Pike (forfmerly Stones River Pike) and beginning in the center of Couchville Pike at a point 299.5 feet from Pleasant Hill Road S86° E 232'; thence N 0° 32' E 150'; thence S 86° E 180'; thence N 67° 34' E 120.5'; thence S 88° E 126'; thence N 8° 18' E 140'to U. S. Government concrete monument; thence N 83° 45' W 287.91'; thence N 13° 15' E 467.11'; thence N 76° 39' E 338.80; to U. S. Gov't Mon.; thence N 3° 30' E 684.0' to U. S. Gov't Mon; thence N 86° 30' W 742.0'; thence N 4° 30' E 60.5'; thence S 62° 55' W 305.0'; thence S 3° 15' W 1526.5' along/Pleasant Hill Road (formerly Donelson Road); thence S 87° 28' E 219.0; thence S 0° 28' W 311.3 to Couchville Pike; thence N 89° 28' W 53.5 to point of beginning, containing 27.8 acres, more or less, per survey of Ralph W. C. Lambert, Lic. #162.

TRACT #2:

Located on 257.5' West of intersection of Pleasant Hill Road & Couchville Pike on the south side of Couchville Pk.; beginning in the center of pike thence S 3°17' W 1693.0' along fence to stone; thence N 88° 01' W 1423.0'; thence N 2° E 1629.0' to Couchville Pk.; thence N 89° 28' W 1462.0' to point of beginning, containing 55.0 acres, more or less, per survey of Ralph W. C. Lambert, Lic. #162.

Being a portion property conveyed to Victor Hill Walker per Deed Book 534, page 600, and Deed Book 932, page 28, R.O.D.C.T., with Victor Hill Walker having died intestate on April 24, 1970, leaving as his heirs-at-law Juanita Walker Culbertson, James Edward Walker, Janet Traylor Watts, Mrs. Norman Parkerson Walker, his widow, Rachel Corinne Tillman, Mabel W. Elrod, Dorris Wayne Walker, Victor H. Walker, Jr., Donald Cliffe Traylor.

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

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

(Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.)

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on this the 6th day of March, 1971.

IDENTIF. REFERENCE

JAN 26 1 34 PM '72

FEL[illegible] H. REGISTER
DAVIDSON COUNTY, TENN.

B 463998

Corrin Wayne Walker

Jeanette Walker Culbertson

Mabel W. Elrod

Donald Cliffe Taylor

Rachel Corinne Tillman

Victor A. Walker, Jr.

Janet Taylor Walker

James Edward Walker

Norman D. Walker

BOOK 4572 PAGE 170

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, THOMAS E. STEWART, a Notary Public in and for the State and County aforesaid, personally appeared the within named, JAMES EDWARD WALKER, JUANITA WALKER CULBERTSON, JANET TRAYLOR WATTS, MRS. NORMAN P. WALKER, Widow, RACHEL CORINNE TILLMAN, MABEL W. ELROD, DORRIS WAYNE WALKER, VICTOR H. WALKER, JR., DONALD CLIFFE TRAYLOR, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 6th day of March, 1971.

Thomas E. Stewart
Notary Public

My Commission Expires: 2/3/74

THOMAS E. STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE :

COUNTY OF DAVIDSON:

I hereby swear or affirm that the actual consideration or value of the property transferred, is $34,500.00.

D. C. Traylor
Affiant

Sworn to and subscribed before me,
This the 6th day of March, 1971.

Thomas E. Stewart
Notary Public
My Comm. Exp. 2/3/74

THOMAS E. STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Buyer
SEND TAX NOTICES TO:

D. C. Traylor
220 Diane Drive
Madison, Tennessee 37115

JAN26	CONV	34,500.00			
JAN26	S'TAX		A*	89.70	
JAN26	PR'FEE		A*	.50	
JAN26	W'DEED		A*	6.00	* 96.20