MAIL
RECORDED INSTRUMENT
TO: JOHN G. DOAK, Atty.
2525 Lebanon Road
Nashville, Tenn.
37214

BOOK 4597 PAGE 988

This instrument was prepared by: John G Doak
2525 Lebanon Rd Nashville

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ralph Stevens, Trustee | Ralph Stevens, Trustee | Map 136 |
| (NAME) Edge-O-Lake Drive | (NAME) Same | Par. 74 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn 37217 | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | Rel |

*FOR AND IN CONSIDERATION of the sum of* One ($1.00)---------- *Dollars,*

cash in hand paid and in exchange for a tract of land lying partially in the 3rd Civil District of Logan County, Kentucky and partially in the 3rd Civil District of Robertson County, Tennessee, located at the Kentucky-Tennessee State line and State Highway #431, conveyed to grantor by separate deeds of even date herewith,

I, Ruby May King

*have this day bargained and sold, and do hereby transfer and convey unto the said* Ralph Stevens, Trustee (with full power of sale, assignment, transfer, mortgage, pledge, or other disposition without the intervention, approval or joinder of any beneficiary)

his *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

A tract of land in the 2nd Civil District of Davidson County, Tennessee, being particularly described according to a survey made by Parrish-Ragan, Inc., dated March 1, 1972, as follows:

Beginning at a point at the intersection of the southerly right-of-way of Smith Springs Road and the westerly right-of-way of Anderson Road; thence in a southwesterly direction with the westerly right-of-way of Anderson Road S. 7° 52' 15" W., a distance of 470.92 feet to a point, said point being the beginning of a 25 foot radius return; thence in a southerly and westerly direction with a 25 foot radius curve to the right, a distance of 37.31 feet to a point, said point being on the northerly right-of-way of New Smith Springs Road; thence with said right-of-way in a northwesterly direction N. 86° 37' 50" W., a distance of 157.38 feet to a point; thence in a northerly direction N. 7° 17' E. 430.1 feet to a point in the southerly right-of-way of Smith Springs Road; thence with a 581.10 foot radius curve to the right, a distance of 199.91 feet to the point of beginning.

Being property conveyed to Ruby May King and husband, J. B. King, by deed from Frank Cone and wife, of record in Book 3345, page 125, Register's Office for Davidson County, Tennessee, the said J. B. King having died July 13, 1961, survived by his widow, Ruby May King, the grantor herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $55,000.00

Subscribed and sworn to before me, this the 27 day of April 19 72

Affiant Ralph Stevens

My commission expires: 28 July 1973 (Affix Seal)

Notary Public John G Doak

This is unimproved ( ) improved (X) property, known as Smith Springs Road and Anderson Road, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Ralph Stevens, Trustee (with full power of sale, assignment, transfer, mortgage, pledge or other disposition without the intervention, approval, or joinder of any beneficiary) his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except by taxes for the year 1972, which have been prorated and payment assumed by the grantee.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ralph Stevens, Trustee (with full power of sale, assignment, transfer, mortgage, pledge or other disposition without intervention, approval or joinder of any beneficiary) *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 27th day of April, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ruby May King
Ruby May King

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Irene B. Kegse, *a Notary Public in and for said County and State,* Ruby May King, a widow

*the within named 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* 27th *day of* April, *19* 72

Irene B. Kegse
*Notary Public*

*Commission expires* May 27, 1973

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

*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 .....*

MAIL
RECORDED INSTRUMENT
To: JOHN C. DOAK, Atty.
2525 Lebanon Road
Nashville, Tenn.
37214

WARRANTY DEED

FROM

TO

B 57889

IDENTIF. REFERENCE

MAY 2 1 51 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-2 CONV 55,000.00
MAY-2 STAX A* 143.00
MAY-2 RECFEE A* .50
MAY-2 MTGTAX A* .00 * 147.50

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE