WARRANTY DEED

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
400 COMMERCE UNION BANK BUILDING
NASHVILLE, TENNESSEE 37219

FROM

Leonard L. Taylor, et ux
Eva Perry Taylor

BOOK 4605 PAGE 677

TO

Stirton Oman, Trustee

Address new owner as follows:	Send tax bills to:	Map-Parcel Numbers
Stirton Oman, Trustee	Same	132-11
P. O. Box 146		37
Nashville, Tenn. 37202		PW

(FOR REGISTER'S USE)

B 6 1 3 8 8

IDENTIF. REFERENCE

MAY 31 10 47 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,500.00.

Leonard L Taylor
Affiant

Subscribed and sworn to before me, this the 30th day of May, 1972.

Claudia W. Pickard
Notary Public

My commission expires: July 22, 1974
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of Two Thousand Five Hundred Dollars ($2,500.00) paid in cash by Stirton Oman, Trustee, receipt of which is hereby acknowledged, we, Leonard L. Taylor, and wife, Eva Perry Taylor, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Stirton Oman, Trustee, hereinafter referred to as "Grantee", with full power to sell, mortgage, transfer, convey and otherwise deal in or with, and without the joinder of any other party or parties, his successor and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 76 on the Map of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for said County. Said Lot No. 76 fronts 201.5 feet on the east side of Kenilwood Drive and runs back between lines, 280 feet on the north line and 278.8 feet on the south line, which is a broken line, to the west right of way line of the L. & N. Railroad on which it measures 115.5 feet.

INCLUDED but excluded herefrom is that part of the property conveyed to the State of Tennessee, as of record in Book 3707, page 149, Register's Office, and described as follows:

Being the westerly part of Lot No. 76 on the Map of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northwest corner of said Lot No. 76 and runs with the south boundary line of Lot No. 75, said subdivision, south 69° 29' east 167 feet to a point; thence with a line which is east of and at all points 125 feet from the centerline of the proposed Interstate Highway southerly 157 feet to a point in the South boundary line of Lot No. 76 thence with said boundary line south 85° 33' west 25 feet to a point; thence with said boundary line north 84° 20' west, 166 feet to a point in the east margin of Kenilwood Drive; thence with said margin Northerly 210.5 feet to the point of beginning, containing 0.77 acres, more or less.

Being a part of the property conveyed to Leonard L. Taylor and wife, Eva Perry Taylor, by deed from Waddie Johnson and wife, of record in Book 2806, page 123, said Register's Office.

The above described tract of land is conveyed expressly subject to:

(a) Taxes for the year 1972, which have been prorated, and payment thereof is expressly assumed by Grantee.

(b) Restrictions filed in Book 2044, page 31, as amended by instrument in Book 2046, page 541, said Register's Office.

(c) Easement for water line of record in Book 460, page 163, said Register's Office.

(d) Recorded plan shows 75-foot setback line from Kenilwood Drive and a 20-foot easement along the east rear line and along the south side line for public utilities.

(e) Subject property adjoins a controlled access highway and no right of ingress and egress thereto.

(f) Subject property has no access to any road or street.

This is unimproved property.

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

And we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set forth above.

And we, the said Grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24 day of May, 1972.

Leonard L Taylor
Leonard L. Taylor

Eva Perry Taylor
Eva Perry Taylor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Claudia W. Pickard, a Notary Public in and for said County and State, the within named Leonard L. Taylor and Eva Perry Taylor, 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 24th day of May, 1972.

Claudia W. Pickard
Notary Public

My commission expires: July 22, 1975

MAY31'72	CONV	*2,500.00				
MAY31'72	STAX		A*	6.50		
MAY31'72	FEE		A*	.50		
MAY31'72	DEED		A*	6.00	*	13.00