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THIS INSTRUMENT PREPARED BY:
S. RALPH GORDON, ATTORNEY
404 JAMES ROBERTSON PKWY
NASHVILLE, TENNESSEE 37219

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil D. Branstetter, et ux	Same	
(NAME:) Route 5, Poplar Creek Road	(NAME:)	155
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	92 pm
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ----------
----------($10.00)---------- DOLLARS

cash in hand paid by Cecil D. Branstetter and wife Charlotte C. Branstetter, and other good and valuable consideration, the receipt of which is hereby acknowledged,

B 6 4 2 2 3

IDENTIF. REFERENCE
JUN 20 10 38 AM '72
FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TENN.

JUN 20 72	CONV	70,000.00			
JUN 20 72	S'TAX		A*	182.00	
JUN 20 72	PR'FEE		A*	.50	
JUN 20 72	W'DEED		A*	8.00	* 190.50

we, Maurice Karr, Trustee, Maurice Karr and wife, Joy R. Karr

have bargained and sold, and by these presents do transfer and convey unto the said Cecil D. Branstetter and wife, Charlotte C. Branstetter,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made July 10, 1963, by Hickerson & Hickerson, Engineers, as follows: BEGINNING in the west line of the McClain property, at a point lying 62.8 feet north 3° 45' east of a point in the northeasterly margin of Collins Road (which second point lies 86 feet more or less, measured along the northeasterly margin of Collins Road, northwest of the westerly margin of Old Harding Road); thence north 3° 45' east, with a fence along the west lines of the McClain, Gann, School, Castleman and Krietner properties, 1, 953 feet to a corner of the Marler and Horn properties in another fence line; thence north 88° 30' west with a fence along the south lines of the Horn and Claxton properties, 1,228 feet to a point; thence south 7° 30' west 1,863. feet to a point in the margin of Collins Road; thence with the same, south 86° 41' east along a fence line, 1,347 feet to the beginning, containing 54.22 acres, more or less.

INCLUDED within the description above, but excluded from this conveyance is a tract of 2.6 acres, more or less conveyed to Gordon Drake and wife, by deed from George E. Davis and wife, as of record in Book 3671, page 117, Register's Office for said County, described according to a survey made December 7, 1963, by Hickerson & Hickerson, Engineers, as follows:

BEGINNING in the north margin of Collins Road at an iron pin located 375 feet more or less, north 86° 41' west of the westerly line of the McClain property, being also the southeast corner of the 54.22 acre tract described above, and running thence along the north margin of Collins Road, north 86° 41' west 395 feet to a concrete monument at the intersection of a proposed street 50 feet wide; thence around said curve, which has a radius of 25 feet, a distance of 39.3 feet in a northwesterly direction to a concrete monument located in the easterly margin of said proposed street; thence with the same, north 3° 19' east 175 feet to an iron

pin at the beginning of a curve with a radius of 1,050 feet; thence with said curve in a northerly direction 65 feet to an iron pin; thence leaving said road, north 89° 47' east 423 feet to an iron pin; thence south 19° west 290 feet to the beginning, containing 2.6 acres, more or less.
INCLUDED in the above described property, but expressly excluded from this conveyance is the following described property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Consent Decree of record in Book 3946, page 639, Register's Office for Davidson County, Tennessee.

A tract of land in the 9th Civil District, Davidson County, Tennessee, being part of the George Davis Property (formerly George McCrory Property) of record in Book 790, page 586, Register's Office for Davidson County, Tennessee, and being more fully described all in accordance with survey and plat by Hickerson & Hickerson Engineers, dated February 15, 1964 as follows:
BEGINNING at an iron pin located in the line of the Gann Property, 202.5 feet from the southeast corner of the herein described property and South 8 degrees, 33 minutes west 147.4 feet from the southwest corner of the Harpeth Valley School property; thence north 57 degrees, 40 minutes west, 395.0 feet to an iron pin, the southwest corner of the herein described property; thence north 18 degrees, 15 minutes west, 415.0 feet to an iron pin, the northwest corner of the herein described tract; thence 85 degrees, 35 minutes east, 220.0 feet to an iron pin; thence north 83 degrees 28 minutes east 266.8 feet to an iron pin, said iron pin being the common corner of the Harpeth Valley school property, the Castleman property and the northeast corner of the herein described property; thence with the line of the Harpeth Valley School Property and old fence and tree line, south 1 degree. 43 minutes west. 471.8 feet to an iron pin. the common corner of the Harpeth Valley School Property, and the Gann Property, thence with the line of the Gann Property, south 2 degrees, 33 minutes west, 147.4 feet to the point of beginning, containing 4.516 acres.

BEING part of the same property conveyed to Maurice Karr, Trustee, with full power to sell, mortgage or convey, without the joinder of any beneficiary, by deed from George E. Davis and wife, Martha P. Davis, of record in Book 3710, page 373, Register's Office for Davidson County, Tennessee.

degree, 45 minutes west, 411.6 feet to an iron pin, the common corner of the Harpeth Valley School Property, and the Gann Property, thence with the line of the Gann Property, south 2 degrees, 33 minutes west, 147.4 feet to the point of

unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cecil D. Branstetter and wife, Charlotte C. Branstetter, their _____ heirs and assigns, forever.

And we do covenant with the said Cecil D. Branstetter and wife, Charlotte C. Branstetter 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.

And we, Maurice Karr, Trustee, Maurice Karr & wife, Joy R. Karr do further covenant and bind ourselves, our _____ heirs and representatives, to warrant and forever defend the title to the said land to the said Cecil D. Branstetter and wife Charlotte C. Branstetter their _____ heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 12th day of June, 1972

Maurice Karr, Trustee

Maurice Karr

Joy R. Karr

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maurice Karr, Trustee, Maurice Karr and wife Joy R. Karr

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 19th day of June, 1972

Alice Faye Sullivan, Notary Public

Commission Expires 4/17/'72

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 _____

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 70,000. Affiant Faye Sullivan for Cecil D. Branstetter

STATE OF TENNESSEE
Davidson County

Subscribed and sworn to before me this 20th day of June 1972

Deputy Register J. Head

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public