BOOK 4615 PAGE 127

WARRANTY DEED

File

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas H. Peebles & wife, Katherine Peebles (NAME)	Same (NAME)	140-32
Route 1, McCrory Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Kingston Springs, Tennessee 37082 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

---------- *DOLLARS*

the receipt and sufficiency of which is hereby acknowledged, First American National Bank, Executor of the Estate of Roger N. Hutton, but no further or otherwise,

JUN30 72	CONV	37,500.00			
JUN30 72	S'TAX		A*	97.50	
JUN30 72	PB'FEE		A*	.50	
JUN30 72	W'DEED		A*	8.00	* 106.00

have bargained and sold, and by these presents do transfer and convey unto the said Thomas H. Peebles, III and wife, Katherine Peebles, 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, being Tract No. 5 of the R. N. Hutton Estate, as shown on a survey by G. Barry Greer, Surveyor, dated May 15, 1972, and described as follows: Beginning at a stake set in the southwesterly margin of McCrory Lane at the northeast corner of property conveyed to F. E. McDearmon and wife, of record in Book 4442, page 97, Register's Office for Davidson County, Tennessee, thence with said margin northwestwardly and with a curve to the right having a radius of 1100.2 feet a total distance of 303.6 feet to a point; thence continuing with said margin North 22° 59' West 89.4 feet to a point; thence with same North 67° 10' East 10 feet to a point; thence with the same North 22° 59' West 62.9 feet to THE POINT OF BEGINNING of this description of the said Tract No. 5; thence leaving said margin of McCrory Lane, south 37°-00' west 482 feet to a point; thence south 00°-56' west 3259.42 feet to a point; thence North 85°-10' west 848.5 feet to an iron pin; thence North 4°-5' east 1,815 feet to a dead beech tree; thence North 2°-4' west 397 feet to a stake; thence North 8'-25' east 297 feet to a post; thence North 37°-8' east 1563.86 feet to a point in the southwesterly margin of McCrory Lane; thence continuing with said margin of McCrory Lane with a curve having a radius of 888.9 feet southeastwardly 136 feet to a point; thence with same south 22°-59' east 59 feet to the point of beginning, containing 55.37 acres, more or less.

Property including the subject premises was devised to Mrs. Charlyne Pickard and Mrs. L. X. Presley, as to an equal share of an undivided Sixty (60) per cent interest and to Robert Hutton Buchanan, Jack P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $37,500.00

Affiant

Subscribed and sworn to before me, this the 22nd day of June 19 72.

My commission expires: 4-30-75

(Affix Seal)

Notary Public

Pickard, and William Charles Presley, as to an equal share of an undivided forty (40) per cent interest, by the will of Roger N. Hutton, deceased, of record in Will Book 100, page 539, Office of the Probate Court of Davidson County, Tennessee. The foregoing will authorized and directed First American National Bank of Nashville, Tennessee, Executor, to sell all real properties of the testator, including the subject premise.

unimproved (X) This is improved ( ) property, known as Route 1, McCrory Lane, Kingston Springs, Tennessee (House Number) (Street) 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 Thomas H. Peebles, III and wife, Katherine Peebles, their *heirs and assigns, forever.*

And Grantor *do covenant with the said* Thomas H. Peebles, III and wife, Katherine Peebles *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And First American National Bank, Executor of the Estate of Roger N. Hutton, but no further or otherwise, *do further covenant and bind* itself, its successors *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas H. Peebles, III and wife, Katherine Peebles, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 29th *day of* June, *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.*

First American National Bank, Executor of the Estate of Roger N. Hutton

By W. Lane Abernathy
Senior V.P. & Trust Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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, Larry B. Fley *, a Notary Public of the State and County aforesaid, personally appeared* W. Lane Abernathy *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Sr. Vice-President & Trust Officer *of the* First American National Bank *, the within named bargainor, a corporation, and that* he *as such* Sr. Vice-President & Trust Officer *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Sr. Vice-President & Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee *,*
this 29th *day of* June *, 19*72*.*

Larry B. Fley
Notary Public

Commission Expires 4-30-75.

NOTARY PUBLIC

WARRANTY DEED

FROM

First American National Bank, Executor of the Estate of Roger N. Hutton

TO

Thomas H. Peebles, III and wife, Katherine Peebles

PREPARED BY:
Boult, Cummings, Conners & Berry
700 American Trust Building
Nashville, Tennessee

B 6 5 6 9 4

IDENTIF. REFERENCE

JUN 30 10 57 AM '72

FELIX Z. WILSON 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