THIS INSTRUMENT WAS PREPARED BY

Harlan Loosen, Attorney
NASHVILLE, TENNESSEE

BOOK 1620 PAGE 597

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter B. Williams (NAME)	Walter B. Williams (NAME)	9D-47560
1222 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	1222 Gallatin Road (STREET ADDRESS)	
Nashville, Tennessee 37206 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37206 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One Hundred Fifty-Five Thousand Dollars ($155,000.00) *DOLLARS* cash in hand paid by Walter B. Williams, receipt of which is hereby acknowledged, Third National Bank in Nashville of Nashville, Tennessee as Trustee under the will of C. W. Kempkau, deceased

have bargained and sold, and by these presents do transfer and convey unto the said Walter B. Williams his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. 1: Land in the 9th formerly 14th Civil District of Davidson County, being part of Lot No. 6 on the map showing the subdivision of the J. C. Satterfield Farm as of record in Book 421, page 135, Register's Office for said County and described according to a copy of a survey thereof made May 26, 1938, by W. B. Southgate Surveyor as follows:

Beginning at the northwest corner of Lot No. 6 in the center of Poplar Creek Road; thence with the center of said road, south 3° west 600 feet, south 5° west 100 feet, south 4° west 293 feet to the northwest corner of a tract of land conveyed to G. B. Hestle by deed from C. W. Latimer and wife of record in Book 971, page 286, said Register's Office; thence with Hestle's north line and his line extended 83-1/4° east 595.2 feet; thence north 7° 10' east 516 feet 6 inches to the southeast corner of the Spring lot; thence with the southern line of the Spring lot, north 69° west 297 feet, the southwest corner of said Spring lot; thence north 1° 155 feet, north 86-1/4° east 66 feet, south 54° east 277.8 feet to a point; thence north 7° 10' east 409 feet to a stake 4 feet west of a Hackberry tree in the northern line of Lot No. 6; thence with the line of said lot, north 87° west 660 feet to the point of beginning, containing 13.6 acres more or less.

TRACT NO. 2: Being all of Lot No. 7 and the east part of Lot No. 6 on the map showing subdivision of J. C. Satterfield's Farm, as of record in Book 421, page 135, Register's Office for said County, and described as

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 155,000.00

Subscribed and sworn to before me, this the 10th day of July, 1972.

Richard Hammel
Affiant

My commission expires: May 10, 1976
(Affix Seal)

Notary Public

follows:

Beginning in the center of the Harding Turnpike at the southeast corner of Lot No. 8 on said map; thence leaving said turnpike and passing an elm on the north margin of same north 10-1/2° west 22.42 poles to a post, the northeast corner of said Lot No. 8; thence north 77-3/4° east 1.41 poles to a stake; thence north 7° east 48.48 poles to a stake; thence with the south line of a Spring Lot north 68° west 18.18 poles to a stake; thence north 1° east 9.39 poles to a stake, on the north side of a branch; thence north 86-1/2° east 4 poles; thence south 54° east 16.84 poles to a stake; thence north 7° east 25.46 poles to a stake 4 feet west of a hackberry tree in the north line of said Lot No. 6; thence south 87° east 15.64 poles; thence north 3-1/2° east 8.20 poles to a stake; thence south 86-3/4° east 113.60 poles to a point in the center of the Harding Turnpike; thence with the center of the said Harding Turnpike, south 32-1/2° west 20.96 poles, south 38° west 64 poles, south 51° west 28 poles, south 75-1/2° west 69.56 poles, more or less, to the beginning, containing 62.97 acres, more or less.

Being the same property conveyed to C. W. Kempkau by deed from Bessie Latimer and husband, of record in Book 1077, page 379, and vested in said C. W. Kempkau by Chancery Court Decree, a certified copy of which is of record in Book 1040, page 473, said Register's Office. The said C. W. Kempkau having died testate, and by Will of record in Will Book 89, page 367, et seq., devised said property to Third National Bank in Nashville of Nashville, Tennessee, as Trustee, and empowered said Trustee to convey said property.

This is unimproved ( ) improved (X) property, known as 100 Highway (House Number), Nashville (Street), Tennessee (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 Walter B. Williams *his heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* as such Trustee and not otherwise Walter B. Williams *that* as such Trustee it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* excepting for taxes for 1972 which have been prorated and are assumed by the purchaser; easement for right-of-way of Harding Pike and Poplar Creek Road lying within the boundaries of the premises as herein described; and rights of lessees, tenants or occupants of premises or any part thereof.

And said Third National Bank in Nashville as such Trustee and not otherwise *do* es *further covenant and bind* itself, its successors ~~xxxxxxxxxxxxxxxxxxxx~~, *to warrant and forever defend the title to the said land to the said* Walter B. Williams *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 10th *day of* July, *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.*

Attest:

H. Lowry Cargile Jr.

Third National Bank in Nashville, Trustee
under the Will of C. W. Kempkau

By: Richard Gammel
Asst. 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, Earlene Fann, *a Notary Public of the State and County aforesaid, personally appeared* Richard Damron *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Asst. Trust Officer ..... *of the* Third National Bank in Nashville of ....., *the within named bargainor, a corporation,* Nashville, Tennessee *and that* he *as such* Asst. 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* Asst. Trust Officer .....

Witness my hand and seal, at office in Nashville, Tennessee ....., *this* 10th *day of* July ....., *19* 72....

Earlene Fann
Notary Public

Commission Expires May 10, 1972.....

WARRANTY DEED

FROM

Third National Bank in Nashville of Nashville, Tenn., as Trustee under will of C. W. Kempkau, deceased

TO

Walter B. Williams

B 6 8 2 1 2

IDENTIF. REFERENCE

Jul 20 3 04 PH '72

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

JUL 20 72 CONV 90,000.00
JUL 20 72 CONV 65,000.00
JUL 20 72 STAX A* 403.00
JUL 20 72 PRFEE A* .50
JUL 20 72 W'DEED A* 8.00 * 411.50

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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