BOOK 4691 PAGE 239

This Instrument prepared by:
Bass, Berry & Sims
1000 American Trust Bldg.
Nashville, Tenn. 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miller Kimbrough, Trustee	same	4D 63.80
(NAME)	(NAME)	4D 66.50
404 James Robertson Parkway		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37219		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ONE HUNDRED EIGHTEEN THOUSAND NINE HUNDRED NINETY-SIX and NO/100 ($ 118,996.00)----------*DOLLARS*

Cash in hand paid by Miller Kimbrough, Trustee, of the good and valuable consideration, receipt all of which is hereby acknowledged.

I, Jane B. Buntin, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Miller Kimbrough, Trustee, with full power to sell, mortgage, transfer and convey his successors, in trust, ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Clay D. Couch, Jr., surveyor, made March 15, 1973, as follows:

TRACT # 1

Beginning at a concrete monument in the westerly right-of-way of Tulip Grove Road (25 feet from the center line), being the southeast corner of Sunset Park Section I, thence with the right-of-way of Tulip Grove Road, S 7° 16' W 217.80' to an iron pin at the beginning of a curve, thence with a curve (having a radius of 3508.77') in a southerly direction an arc distance of 99.99' to an iron pin at the end of said curve; thence S 5° 38' W 960.90' to an iron pin at the beginning of a curve; thence with a curve (having a radius of 1416.91') in a southerly direction an arc distance of 249.35' to a point at the end of said curve; thence S 4° 27' E 563.20' to an iron pin at Cockrill's northeast corner (being also 25' from the center line of Tulip Grove Road); thence with Cockrill's north line N 85° 34' W 364.61' crossing Scott's Branch to an iron pin, Cockrill's northwest corner, thence S 8° 15' E 84.12 feet to an iron pin; S 4° 46' W 383.07' to an iron pin in Benson's north line rear Cockrill's southwest corner; thence with Benson's line N 83° 29' W 1109.08' to a concrete monument at the southeast corner of Tulip Grove Section IV; thence N41° 49' W 260.03' to the southeast corner of proposed Tulip Grove Section VIII; thence N50° 04' E 439.50' to a concrete monument at the southeast corner of Tulip Grove Section VI; thence, with the easterly boundary of Tulip Grove Section VI as follows: N 48° 08' E 195.00' to a point; N 41° 52' W 14.14' to a point; N 48° 08' E 198.58' to a concrete monument; N 26° 25' E 120.84' to a

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 118,996.00

Affiant

Subscribed and sworn to before me, this the 22 day of March 19 73

Notary Public

My commission expires: (Affix Seal)

concrete monument; N 5° 29' E 554.07' to a concrete monument; N 10° 01' W 124.95' to a concrete monument; N 15° 01' W 160.17' to a concrete monument; N 0° 14' E 337.82' to a concrete monument; N 6°06' E 269.50' to a concrete monument at the southwest corner of Tulip Grove Section VII; thence with Tulip Grove Section VII S 73° 02' E 455.00' to a concrete monument; N 13° 37' E 276.33' to a concrete monument; S 84° 12' E 560.00' along the southerly side of Sunset Park Section I to the beginning containing 58.595 acres more or less.

TRACT # 2

Beginning in the easterly right-of-way of Tulip Grove Road (25' east of the center line) S 85° 34' E 50.60' from the southeast corner of Tract # 1; thence with the easterly right-of-way of Tulip Grove Road N 4° 27' W 542.80' to an iron pin; thence with Eatherly's westerly line S 17° 59' E 580.00' (passing over an iron pin 12.0' northerly from the center of an egress and ingress road) to an iron pin in the center of an egress and ingress road; thence with approximately the center of said egress and ingress easement (being approximately 16' wide, 8' on this property and 8' off) N 85° 34' W 137.31' to the beginning containing 0.903 acres more or less.

Being part of the real property devised to Jane B. Buntin by Will of Charles E. Buntin, deceased, of record in Will Book 49, Page 117, in the office of the County Court Clerk for said County.

This is unimproved (X) improved ( ) property, known as Highway 70, North, Nashville, 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 Miller Kimbrough, Trustee, etc. his successors in trust ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* Miller Kimbrough, Trustee, etc. *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.;* except for 1973 metropolitan taxes, which have been pro-rated and, by acceptance of this Deed assumed by Grantee; right-of-way of Tulip Grove Road; easement for ingress and egress along southerly border of Tract II; easement for trunk sewer line granted to Cumberland Water Company of Record in Book 4106, Page 812, RODC, Tennessee.

And I ----------

do further covenant and bind myself, my heirs, ~~heirs~~ *and representatives, to warrant and forever defend the title to the said* Miller Kimbrough, Trustee, etc. his successors in trust ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 15th *day of* March, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jane B. Buntin

Jane B. Buntin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. O. Bass Jr., a Notary Public in and for said County and State, the within named Jane B. Buntin

the 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 15th day of March, 19 73.

J. O. Bass Jr., Notary Public.

Commission Expires 2-11-76

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, ..., 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 .....

BOOK 4691 PAGE 242

Fulie R. K. Cross

WARRANTY DEED

FROM

Jane B. Buntin

TO

Miller Kimbrough, Trustee, etc.

B 9 9 2 5 0

IDENTIF. REFERENCE

MAR 22 12 16 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

MAR 22 75	CONV	99,000.00			
MAR 22 75	CONV	19,996.00			
MAR 22 75	S'TAX		A*	309.40	
MAR 22 75	PR'FEE		A*	.50	
MAR 22 75	W'DEED		A*	8.00	* 317.90