BOOK 4704 PAGE 686

D E E D

ADDRESS NEW OWNERS AS FOLLOWS:
R. Hutton Buchanan and
Jack P. Pickard
Rt. 1, McCrory Lane
Kingston Springs, Tenn. 37081

SEND TAX BILLS TO:

Same

MAP-PARCEL NUMBERS:

Map 140
Par. 36

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 OF NASHVILLE, TENNESSEE, Executor of the Estate of Roger N. Hutton, but no further or otherwise, has bargained and sold, and by these presents does transfer and convey unto the said R. HUTTON BUCHANAN and JACK P. PICKARD, as tenants-in-common, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, being Tract No. 7 of the R. N. Hutton Estate, as shown by a survey of G. Barry Greer, Surveyor, dated May 15, 1972, described as follows:

Beginning at a point in the southwesterly margin of McCrory Lane, said point being south 54° 30' east 410 feet of the northeast corner of property conveyed to R. H. Buchanan by deed of record in Book 3136, page 415, Register's Office for said County; thence leaving said margin of McCrory Lane, south 34° 59' west 1528.13 feet to a gum tree; thence south 38° 14' east 210 feet to a point; thence north 34° 55' east 1577.81 feet to a point in the southwesterly margin of McCrory Lane; thence with same, with a curve having a radius of 888.9 feet northwestwardly 127.7 feet to a point; thence continuing with same north 54° 30' west 72.3 feet to the point of beginning containing 7.16 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. 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 premises.

| | | | | | | |
|---|---|---|---|---|---|---|
| | MAY-7[illegible] | CONV | *8,000.00 | | | |
| STATE OF TENNESSEE ) | MAY-7[illegible] | S TAX | | A* | 20.80 | |
| ) | MAY-7[illegible] | PR FEE | | A* | .50 | |
| COUNTY OF DAVIDSON ) | MAY-7[illegible] | WDEED | | A* | 4.00 | * 25.30 |

The actual consideration or value, whichever is greater, for this transfer is $8,000.00.

Charlyne H. Pickard

Sworn to and subscribed before me this 7th day of May, 1973.

D. W. Buchanan Asst. Reg.
~~Notary Public~~
~~My Commission Expires~~:

PREPARED BY:
John T. Conners, Jr., Attorney
700 American Trust Building
Nashville, Tennessee 37201

This is unimproved property known as Rt. 1, McCrory Lane, Kingston Springs, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. Hutton Buchanan and Jack P. Pickard, their heirs and assigns forever. And First American National Bank of Nashville, Tennessee, Executor of the Estate of Roger N. Hutton, but no further or otherwise, does covenant with the said R. Hutton Buchanan and Jack P. Pickard that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And First American National Bank of Nashville, Tennessee, as Executor of the Estate of Roger N. Hutton, but no further or otherwise, does further covenant and bind itself, its successors, heirs and representatives, to warrant and forever defend the title to the said land to the said R. Hutton Buchanan and Jack P. Pickard, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of August, 1972, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TENNESSEE, EXECUTOR OF THE ESTATE OF ROGER N. HUTTON

By B L Andrews V.P. & T.O.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Larry B. Ezell, a Notary Public in and for said County and State, the within named B. L. Andrews, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice-President & Trust Officer of the First American National Bank of Nashville, Tennessee, the within named bargainor, a corporation, and that he, as such Vice-President & Trust Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Vice-President & Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of August, 1972.

Larry B. Ezell
Notary Public

My Commission Expires: 4-30-75

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IDENTIF. REFERENCE
MAY 7 11 04 AM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
C05390