This instrument prepared by:
Robert E. Parker
Goodpasture, Carpenter, Woods & Sasser, Attorneys
Nashville, Tennessee

BOOK 4803 PAGE 796

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl F. Zibart	Same	145-7-1
(NAME:) 3332 Fairmont Dr.	(NAME:)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of THIRTY-TWO THOUSAND FIVE HUNDRED & NO/100 ----------($32,500.00) ---------- *DOLLARS*

cash in hand paid by Carl F. Zibart and wife, Grace Zibart, the receipt of which is hereby acknowledged;

First American National Bank, Executor, but no further or otherwise, of the estate of Irene Cooper Robinson, deceased, has

*xxhave bargained and sold, and by these presents do*es *transfer and convey unto the said* Carl F. Zibart and wife, Grace Zibart, 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 7th Civil District of Davidson County, Tennessee, described according to a survey of G. Barry Greer and Associates, dated Jan. 8, 1973, as follows:

Beginning at an iron pin in the south margin of Saxon Drive at the northeast corner of Lot No. 14 on the Map of Hillmont Estates, Section I, of record in Book 3700, page 100, and the northwest corner of the herein described tract; thence with said Drive, along a curve to the left having a radius of 774.72 feet in a northeasterly direction, a distance of 181.72 feet to an iron pin; thence continuing with said Drive, north 81° 17' east 86.82 feet to an iron pin; thence continuing with said Drive, along a slight curve to the right having a radius of 447.87 feet in an easterly direction, a distance of 174.05 feet to an iron pin in the beginning of a curve to the right having a radius of 25 feet; thence around said curve, a distance of 39.27 feet to an iron pin in the west margin of Granny White Pike; thence with said Pike, south 14° 33' west 232.08 feet to an iron pin; thence leaving said Pike with a line between Lot No. 5 on the Plan of Hillmont Estates, Section I, above referred to and the herein described tract, north 74° 25' 27" west 425.65 feet to an iron pin in the easterly line of aforesaid Lot 14; thence north 04° 42' 22" east 130.60 feet to an iron pin, the point of beginning.

Being property vested in First American National Bank, as Executor under the Will of Irene Cooper Robinson, deceased, of record in Will Book 108, Page 286, Probate Court for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 4 day of April, 19 74

Margaret R. Westerfield
Affiant

My commission expires: 8-2-76 (Affix Seal)

Agent Nicky J. Westerfield Jr.
Notary Public

This conveyance is made subject to:

Right of way easement granted to Estes-Taylor Company of record in Book 4463, Page 127, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as ..... Granny White Pk. ..... 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 Carl F. Zibart and wife, Grace Zibart, their ..... *heirs and assigns, forever.*

And Grantor does *do covenant/with the said* Carl F. Zibart and wife, Grace Zibart as Executor but no further or otherwise, ... *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.* except taxes for 1973 and 1974

First American National Bank, Executor, but no further or otherwise, *And/*of the estate of Irene Cooper Robinson, deceased, does

~~x~~*do further covenant and bind* itself, its successors ~~x heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Carl F. Zibart and wife, Grace Zibart, their ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 9th *day of* April, *19*74, *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 estate Irene Cooper Robinson, deceased
BY:
VICE PRESIDENT AND 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. A. BYRN, JR., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* VICE PRESIDENT AND TRUST OFFICER *of the* First American National Bank, *the within named bargainor, a corporation, and that* he *as such* VICE PRESIDENT AND 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* VICE PRESIDENT AND TRUST OFFICER.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 9th *day of* April, *19* 74.

Larry B. Fley
Notary Public

Commission Expires 4-30-74

NOTARY PUBLIC

WARRANTY DEED

FROM

FIRST AMERICAN NATIONAL BANK,
EXECUTOR

TO

CARL F. ZIBART, ET UX

C 4 9 0 4 8

IDENTIF. REFERENCE

APR 9 11 53 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

APR-9-74 CONV 32,500.00
APR-9-74 STAX A* 84.50
APR-9-74 PREE A* .50
APR-9-74 RDEED A* 8.00 * 93.00

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE