ln

Send Tax Bills To: Denney Coarsey, Trustee
J. R. Coarsey Realty Co.
905 Gallatin Road
Madison, Tennessee 37115

Barge

M.26
P.28
PW

WARRANTY DEED

BOOK 4841 PAGE 256

FOR AND IN CONSIDERATION of the sum of THIRTY THOUSAND, ONE HUNDRED ($30,100.00) DOLLARS, paid and to be paid as hereinafter set forth, WE, MARVIN K. BARRY, THOMAS F. FRIST, HARRY H. SADLER and MARVIN K. BARRY, TRUSTEE, have this day bargained and sold and by these presents do hereby transfer and convey unto DENNEY COARSEY, TRUSTEE FOR UNDISCLOSED PARTIES, WITH FULL POWER TO SELL, MORTGAGE, CONVEY OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OR DISCLOSURE OF BENEFICIARIES, his successors and assigns, the following described tract or parcel of land situated in the Tenth Civil District, Nashville, Davidson County, Tennessee, bounded on the southeast by Liberty Lane and located generally north of Gallatin Road and more particularly described as follows:

BEGINNING at a point in the northerly margin of Liberty Lane, also the southwest corner of J. S. Wooten property as of record in Book 4167, Page 998, Register's Office of Davidson County, Tennessee; thence along said Lane south 58° 58' 45" west 146.88 feet to a point; thence north 24° 12' 36" west 868.19 feet to a pipe; thence north 23° 56' 16" west 114.87 feet to a 3/4" pipe; thence south 67° 32' 04" west 310.55 feet to a 3/4" pipe; thence north 05° 17' 01" west 417.69 feet to an iron pin; thence north 72° 31' 13" east 383.56 feet to an iron pin; thence south 16° 40' 10" east 462.50 feet to a 3/4" pipe by post; thence south 24° 12' 36" east 866.75 feet to the point of beginning, containing 7.03 acres, more or less, according to survey made by Barge, Waggoner, Sumner & Cannon.

BEING property conveyed to Marvin K. Barry, a 25% undivided interest; Thomas F. Frist, a 25% undivided

This instrument prepared by
HARSH, KELLY & HARSH
Gallatin, Tennessee

interest; and Harry Sadler, a 50% undivided interest, by deed from First Federal Savings & Loan Association of record in Book 4250, Page 639, Register's Office for Davidson County, Tennessee; and property conveyed to Marvin K. Barry, Trustee, by deed from J. S. Wooten and wife of record in Book 4115, Page 210, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all of the improvements thereon and the appurtenances thereunto belonging, unto the said DENNEY COARSEY, TRUSTEE FOR UNDISCLOSED PARTIES, WITH FULL POWER TO SELL, MORTGAGE, CONVEY OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OR DISCLOSURE OF BENEFICIARIES, his successors and assigns, in fee simple forever.

WE COVENANT with said GRANTEE that we are lawfully seized and possessed of said tract or parcel of land, that we have a good right to convey the same, and that the same is unencumbered, EXCEPT for 1974 real estate taxes, which are to be pro-rated and payment to be made by the said DENNEY COARSEY, TRUSTEE; EASEMENT granted United States of America by L. L. Jennings of record in Book 2436, Page 12, being the right to maintain, repair and rebuild power line or lines and telephone circuit or circuits and the right to trim and clear trees; and title to that portion of land within the bounds of Liberty Lane as dedicated on Plan of record in Book 4175, Page 70, Register's Office of Davidson County, Tennessee; and applicable Zoning Regulations.

WE FURTHER COVENANT with said GRANTEE and bind ourselves, our heirs, legal representatives, successors and assigns, to warrant and forever defend the title to said tract or parcel of land unto the said DENNEY COARSEY, TRUSTEE, with powers hereinabove set forth, his successors and assigns, against the lawful claims of all persons whomsoever, EXCEPT as hereinabove set forth.

GRANTEE will be given full possession of said premises upon delivery of this deed.

OF SAID CONSIDERATION of THIRTY THOUSAND, ONE HUNDRED ($30,100.00) DOLLARS, the said DENNEY COARSEY, TRUSTEE, has this day paid the sum of EIGHT THOUSAND, SEVEN HUNDRED TWENTY-NINE ($8,729.00) DOLLARS in cash, the receipt of which is hereby acknowledged, and for the balance of TWENTY-ONE THOUSAND, THREE HUNDRED SEVENTY-ONE ($21,371.00) DOLLARS, the said DENNEY COARSEY, TRUSTEE, has this day executed his three promissory notes in the amounts of FIVE THOUSAND, THREE HUNDRED FORTY-TWO AND 75/100 ($5,342.75) DOLLARS; FIVE THOUSAND, THREE HUNDRED FORTY-TWO AND 75/100 ($5,342.75) DOLLARS; and TEN THOUSAND, SIX HUNDRED EIGHTY-FIVE AND 50/100 ($10,685.50) DOLLARS; payable respectively to MARVIN K. BARRY, INDIVIDUALLY AND AS TRUSTEE, THOMAS F. FRIST AND HARRY H. SADLER, which notes are secured by Deed of Trust of even date, with same being filed for record in the Register's Office of Davidson County, Tennessee, simultaneously with this Warranty Deed.

WITNESS our hands this 25th day of July, 1974.

Marvin K. Barry
MARVIN K. BARRY

Thomas F. Frist
THOMAS F. FRIST

Harry H. Sadler
HARRY H. SADLER

Marvin K. Barry, Trustee
MARVIN K. BARRY, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARVIN K. BARRY, THOMAS F. FRIST, HARRY H. SADLER, AND MARVIN K. BARRY, TRUSTEE, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25 day of July, 1974.

Virginia E Nightingale
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires Feb. 4, 1978

BOOK 1844 PAGE 259

STATE OF TENNESSEE
SUMNER COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $30,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Denney Coarsey, Trustee

Subscribed and sworn to before me, this the 25th day of July, 1974.

NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

My commission expires: 10/21/74

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IDENTIFICATION

Aug 16 12 06 PM '74

AUG 16 CONV $30,100.00
AUG 16 S'TAX A* 78.26
AUG 16 PR'FEE A* .50
AUG 16 W'DEED A* 8.00 * 86.76