82-14
59

Buyer + Tax Bill to John K. Peebles Est
Kirkpatrick Lumber Co
140 So. 1st St.
Nash. Tenn

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $34,125.80, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John K. Peebles
Affiant

Subscribed and sworn to before me this the 14th day of Nov. 1974

Con. Es. 5/10/

BOOK 4875 PAGE 226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), love and affection, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, John K. Peebles, have bargained and sold, and by these presents do transfer and convey unto Martha Irene Peebles Lowe, her heirs and assigns, a Seventeen Percent (17%) undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being a part of land conveyed to John Shelby to the Edgefield & Kentucky Railroad Company, and being described in the plan of record in the Plan Book of the Chancery Court of Davidson County, Tennessee, at page 122.
>
> Said land is situated between First Street, Nashville, Tennessee, formerly Whites Creek Turnpike and the Cumberland River. It begins at low water mark on the Cumberland River in the center of the tract of what is now the L & N Railroad indicated by letter A, on said plan, in the Plan Book of the Chancery Court of Davidson County, and above referred to; thence with the center line of said railroad North 58° East 1166.5 feet to the West side of First Street and at the letter B on said plan; thence with the West side of said First Street South 14°30' East 465 feet to the letter C on said plan; thence South 58° West 1002 feet to the letter D on said plan, it being the low water mark of the Cumberland River; thence with low water mark of said river to the beginning.
>
> Excepting from the above, however, a strip of land conveyed by J. O. Kirkpatrick & Sons Company to Louisville and Nashville Railroad running along the southerly side of the tracks of said Louisville and Nashville Railroad, by deed dated November 6, 1920, recorded in Book 560, page 436, R.O.D.C. Tennessee.
>
> Excepting from the above, however, that portion of the above described land conveyed by deed from B. L. Peebles and John K. Peebles to the Salvation Army, dated August ____, 1960, of record in Book 3128, page 531, R.O.D.C. Tennessee.
>
> Said conveyance is also made subject to certain spur track or side track agreement by and between Louisville and Nashville Railroad Company and J. O. Kirkpatrick & Sons Company dated May 10, 1924, as amended October 21, 1939; and is also subject to certain lease contract by and between the City of Nashville through its Electric Power Board and J. O. Kirkpatrick & Sons Company regarding the erection and maintenance of a certain utility power tower, dated February 26, 1940.
>
> Being a part of the land conveyed by warranty deed from J. O. Kirkpatrick & Sons Company to B. L. Peebles and John K. Peebles, as of record in Book 2031, page 603, R.O.D.C. Tennessee, the interest of the said B. L. Peebles having

been bequeathed to the said John K. Peebles by will, of record in Will Book 78, page 406, in the Probate Court Clerk's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the undivided interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Martha Irene Peebles Lowe, her heirs and assigns, forever.

And I do covenant with the said Martha Irene Peebles Lowe that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and that the same is unencumbered except as to those matters hereinabove set forth.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said 17% undivided interest in the said land to the said Martha Irene Peebles Lowe, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of December, 1974.

IDENTIF. REFERENCE T
DEC 13 4 21 PM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

C 8 1 5 0 7

John K. Peebles

DEC 13 CONV 34,125.80
STATE OF TENNESSEE DEC 13 S'TAX A* 88.66
DEC 13 PR'FEE A* .50
COUNTY OF DAVIDSON DEC 13 W'DEED A* 4.00 * 93.16

Personally appeared before me Lee Allen Burgett a Notary Public in and for said state and county, the within named John K. Peebles, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 12th day of December, 1974.

Lee Allen Burgett
Notary Public

LEE ALLEN BURGETT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 5/12/75

This instrument prepared by Joseph G. Cummings, Attorney, 21st Floor, First American Center, Nashville, Tennessee 37238.