This Instrument Prepared by:
David B. Herbert, Atty.
Third National Bk. Bldg.
Nashville, Tennessee

BOOK 4906 PAGE 340

WARRANTY DEED

Address New Owners:	Send Tax Bills to:	Map No. 33-0-148
Jack R. Thomas	New Owner	Field Book 10D-31525
Route 2, Box 21		Map 33-4
Goodlettsville, Tenn. 37072		Field Book 10D-31510

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by JACK R. THOMAS, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, RALPH E. TURNER and wife, ANITA S. TURNER and JIM THROCKMORTON and wife, BRENDA THROCKMORTON have bargained and sold, and by these presents do transfer and convey unto the said JACK R. THOMAS, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being three tracts of land in the 10th, formerly 22nd Civil District of said County, being parts of Lots 3 and 4 on the Map of the Cole Lands, as of record in Book 58, page 47, Register's Office and Plan Book 1, page 100, Chancery Court, and described according to a survey by Ralph W. C. Lambert, dated April 4, 1975, as follows:

TRACT I: BEGINNING at a point in the northerly margin of Campbell Road, 3,133.0 feet, more or less from the westerly margin of Old Dickerson Pike; thence with said Road, north 88 degrees 39 minutes west 134.0 feet to an iron pin in the southeast corner of the property conveyed to John B. McBee by deed from Jim Throckmorton, as of record in Book 4575, page 900, said Register's Office; thence leaving said road with the line between the herein described tract and the McBee tract the following courses and distances: north 00 degrees 07 minutes west 237.5 feet to an iron pin; thence north 88 degrees 39 minutes west 130.0 feet to an iron pin; thence north 00 degrees 07 minutes west 470.50 feet to an iron pin; thence north 1 degree 06 minutes east 497.00 feet to an iron pin in the northwest corner of the herein described tract; thence leaving the McBee property, north 75 degrees 33 minutes 39 seconds east 469.55 feet to an iron pin in the northwest corner of the property conveyed to Jim Throckmorton by deed from Lee A. Coleman of record in Book 4319, page 540, and by deed of correction in Book 4547, page 168, said Register's Office; thence with Throckmorton's westerly line, south 12 degrees 57 minutes west 624.0 feet to an iron pin; thence leaving said Throckmorton property, north 73 degrees 25 minutes west 63.25 feet to Lee A. Coleman's northwest corner; thence with Coleman's westerly line, south 00 degrees 07 minutes 18 seconds east 395.38 feet to an iron pin in the northwest corner of the Miller property; thence with Miller's westerly line and a fence, south 3 degrees 51 minutes 14 seconds east 218.10 feet to an iron pin; thence south 6 degrees 21 minutes 07 seconds west 125.92 feet to the point of beginning, containing 8.49 acres, more or less, together with an easement of record in Book 4575, page 900, said Register's Office, described as follows: (1) an Easement which is retained by Grantors, their heirs and assigns, to all of the property therein conveyed, said easement being therein defined as the full and free right and liberty for Grantors, their heirs, assigns, servants, visitors and licensees, in common with all others having the like right, at all times hereafter, with or without vehicles of any description, for all purposes connected with the use and enjoyment of said land; (2) Any existing surfaced roadway which shall not be changed, modified, removed, destroyed or in any way affected without the express consent and approval of the grantors, their heirs or assigns. Said deed of record in Book 4575, page 900, said Register's Office being corrected by Deed of Correction being filed simultaneously herewith.

Being the same property conveyed to Ralph E. Turner and wife, Anita S. Turner, by deed from Jim Throckmorton and wife Brenda Throckmorton, by deed of record in Book 4789, page 24, said Register's Office.

TRACT II: BEGINNING at a point in the northerly line of the Lee A. Coleman property, south 73 degrees 25 minutes east 63.25 feet from Colemans northwest corner; thence with the easterly line of herein described tract I, north 12 degrees 57 minutes east 624.0 feet to an iron pin in the southwest corner of the Richard Fulton property; thence with Fulton's southerly line with a fence line, south 89 degrees 59 minutes east 312.6 feet to an iron pin in the northeast corner of the herein described tract; thence with Fulton's westerly line, south 1 degree 01 minutes west 625.7 feet to an iron pin and fence corner; thence with aforesaid Coleman lands along a fence line, north 74 degrees 59 minutes west 330.07 feet to a point; thence south 31 degrees 06 minutes west 102.93 feet to an iron pin; thence north 73 degrees 25 minutes west 65.0 feet to the point of beginning, containing 5.0 acres, more or less.

Being part of the same property conveyed to Jim Throckmorton and wife, Brenda Throckmorton, by deed from Lee A. Coleman and wife, as of record in Book 4319, page 540, and by deed of correction of record in Book 4547, page 168, said Register's Office.

TRACT III: BEGINNING at an iron pin in the northeast corner of property conveyed to John McBee in Book 4575, page 900, being 1,205 feet northerly from Campbell Road; thence leaving the McBee property north 1 degree 06 minutes east 214.12 feet to an iron pin in the southwest corner of the property conveyed to John McBee in Book 4401, page 748; thence with McBee's southerly line, south 77 degrees 51 minutes 06 seconds east 460.93 feet to an iron pin in the northeast corner of Tract I; thence with the northwest line of said tract, south 75 degrees 33 minutes 39 seconds west 469.55 feet to the point of beginning, being a triangular shaped tract. Together with an easement of record in Book 4575, page 900, said Register's Office, described as follows: (1) An easement which is retained by Grantors, their heirs and assigns, to all of the property therein conveyed, said easement being therein defined as the full and free right and liberty for Grantors, their heirs, assigns, servants, visitors and licensees, in common with all others having the like right, at all times hereafter, with or without vehicles of any description, for all purposes connected with the use and enjoyment of said land; (2) Any existing surfaced roadway which shall not be changed, modified, removed, destroyed or in any way affected without the express consent and approval of the grantors, their heirs or assigns. Said deed of record in Book 4575, page 900, said Register's Office being corrected by Deed of Correction being filed simultaneously herewith.

Being part of the same property conveyed to Jim Throckmorton and wife, Brenda Throckmorton, by deed from Lee A. Coleman and wife, as of record in Book 4319, page 540, and by deed of correction of record in Book 4547, page 168, said Register's Office.

By this conveyance of three tracts of real estate, the easement retained in the Warranty deed from Jim Throckmorton and wife, Brenda Throckmorton, to Ralph E. Turner and wife, Anita S. Turner, of record in Book 4789, page 24, Register's Office, is merged with the dominate estate and is thereby destroyed. The Grantors, Jim Throckmorton and wife, Brenda Throckmorton do further expressly release said easement retained in the deed of record in Book 4789, page 24, Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JACK R. THOMAS, his heirs and assigns, forever. And, we do covenant with the said grantee that we are lawfully seized and possessed of said land in fee simple; have good right to convey it, and the same is unencumbered, except for the 1975 taxes which have been prorated as of the date of this deed, and assumed by the Grantee herein.

AND we, Ralph E. Turner and wife, Anita S. Turner and Jim Throckmorton and wife, Brenda Throckmorton, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JACK R. THOMAS, his heirs and assigns against the lawful claims of all persons whomsoever, it being understood that the warranty herein applies to the land owned by the respective grantors only.

WITNESS our hands, this 22 day of April, 1975.

Jim Throckmorton

Ralph E. Turner

Brenda Throckmorton

Anita S. Turner

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 Jim Throckmorton and wife, Brenda Throckmorton, 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 22 day of April, 1975.

Notary Public

My Commission expires: 7-27-77

APR 23 '75 CONV * * * 54,000.00
APR 23 '75 S'TAX A* 140.40
APR 23 '75 PA'FEE A* .50
APR 23 '75 W'DEED A* 6.00 * 146.90

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 Ralph E. Turner and wife, Anita S. Turner, 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 offical seal at Nashville, Tennessee, this 22 day of April, 1975.

Notary Public

My Commission expires: 7-27-77

C95266

TENN. REFERENCE APR 23 1975 COUNTY TAX

* * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $54,000.00.

Subscribed and sworn to before me, this 22 day of April, 1975.

Jack R. Thomas
Affiant

Notary Public

My Commission expires: 7-27-77