WARRANTY DEED

BOOK 4910 PAGE 907

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Martin S. Brown & Wife, Elizabeth M. (NAME)	Mr. & Mrs. Martin S. Brown (NAME)	158
6231 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	6231 Hillsboro Road (STREET ADDRESS)	24
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37215 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars,

Cash paid by Martin S. Brown & Wife, Elizabeth M. Brown, and other good and valuable considerations, the receipt of which is hereby acknowledged.

Dobson & Johnson, Inc.

has ~~bargained~~ this day bargained and sold, and do hereby transfer and convey unto the said Martin S. Brown & Wife, Elizabeth M. Brown, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, described as follows: according to a survey made by William Collier Parrish Associates, Civil Engineers, No. 60-281, dated May 18, 1960.

BEGINNING at a mark on a stone wall on the south side of a drain (witnessed by an iron stake) in the west right-of-way of Hillsboro Road (U.S. Route 431) being the northeast corner of said land and being forty (40') from the centerline of said road; thence with the said westerly right of way as follows: S 30° 03' W 185.9 feet to a concrete monument at the beginning of a curve; thence with a curve to the left 265.2 feet to an iron stake; thence leaving the said right-of-way S 70° 00' E 40.34 feet to a spike in the centerline of Hillsboro Road; thence with the said centerline southwesterly with a curve to the left 181 feet to the end of said curve, witnessed by a concrete right-of-way monument on both sides of Hillsboro Road; thence continuing with said centerline S 27° 48' W 1,254.8 feet to a spike at the south corner of this land; thence leaving Hillsboro Road N 86° 32' W 1,987.7 feet with the northerly lines of the Hyde Land and the J. B. Thomas land, to a point in the easterly line of land conveyed to B. K. Hibbett; thence with the Hibbett's line N 3° 02' E 499.9 feet to an iron stake; and N 86° 39' W 1,259.1 feet to an iron pipe (by others), the southwest corner of this land; thence with the Sharpe's east line N 4° 00' E 405.3 feet to an iron stake at a fence post; thence N 3° 16' E 685.5 feet to an iron stake; thence N 4° 14' E 469.7 feet to a concrete monument

(continued, see attached sheet)

at the southwest corner of Chickering Estates Subdivision, this being the northwest corner of this land; thence with the Southerly line of Chickering Estates Subdivision as follows: S 85° 12' E 548.3 feet to an iron stake; S 85° 57' E 327.2 feet to a concrete monument, the southeast corner of said subdivision; thence with the lands of L. C. Martin as follows: S 85° 30' E 491.1 feet to an iron stake; N 53° 50' E 763.1 feet to an iron stake; S 81° 41' E 211.0 feet to an iron stake; S 77° 16' E 365.9 feet to an iron stake; S 63° 28' E 156.5 feet to an iron stake; S 49° 42' E 337.3 feet to an iron stake; S 56° 53' E 431.9 feet to an iron stake; S 67° 11' E 723.5 feet to an iron stake; containing 167.3 acres, more or less, as shown on survey by William Collier Parrish Associates, dated May 18, 1960.

INCLUDED but EXCLUDED therefrom is a tract of land in the Seventh Civil District of Nashville, Davidson County, Tennessee, being part of a 167.3 acre tract of land conveyed to Albert W. Johnson and wife, Margaret H. Johnson by Rudolph H. Light on August 1, 1960, recorded in Deed Book 3102, page 581, R.O.D.C., and being more particularly described as follows:

Beginning at a concrete monument in the north boundary of the 167.3 acre tract of land, said concrete monument being the southeast corner of Chickering Estates Subdivision Section II, recorded in Plat Book 2663, pages 86 and 87, R.O.D.C., said monument also being the southeast corner of a parcel of land conveyed to Ralph Owen, Jr., recorded in Deed Book 3935, page 804, R.O.D.C.; thence, S 87° 30' E, 139.3 feet with the south boundary of a parcel of land conveyed to Ralph Owen, Jr., recorded in Deed Book 3935, page 804, R.O.D.C., to an iron pin; thence S 2° 03' W, 467.7 feet severing the lands of Albert W. Johnson and wife, Margaret H. Johnson, and continuing to an iron pin at the southeast corner of the herein described tract; thence, N 87° 57' W, 466.6 feet severing the lands of Albert W. Johnson and wife, Margaret H. Johnson and continuing to an iron pin at the southwest corner of the herein described tract; thence N 2° 03' E, 466.6 feet with the west boundary of the herein described tract, and severing the lands of Albert W. Johnson and wife Margaret H. Johnson, and continuing to an iron pin at the northwest corner of the herein described tract; thence, S 87° 57' E, 327.3 feet with the south boundary of Chickering Estates Section II, and the north boundary of the 167.3 acre tract conveyed to Albert W. Johnson and wife Margaret H. Johnson recorded in Deed Book 3102, page 581, R.O.D.C. to the point of beginning. Containing 5.0 acres, more or less.

Being the same property conveyed to Dobson & Johnson, Inc., a Tennessee corporation by deed from Albert W. Johnson and wife, Margaret H. Johnson of record in Book 4897, page 605, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $925,000.00

Subscribed and sworn to before me, this the 2nd day of May 1975

Affiant

My commission expires: 8/8/77 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 6231 Hillsboro Road, Nashville, Tenn. 37215
(House Number) (Street) P. O. Address: (City or Town)

BOOK 4910 PAGE 908

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Martin S. Brown & Wife, Elizabeth M. Brown, their *(successors), heirs and assigns forever.* it does *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

it does *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to said real estate to said* Martin S. Brown & Wife, Elizabeth M. Brown their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 2nd *day of* May, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DOBSON & JOHNSON, INC.

BY:

PREPARED BY:
WILLIS, KNIGHT & BARR
TWO UNION ST
NASHVILLE, TENN

BOOK 4910 PAGE 909

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Frances Anne Underhill, *a Notary Public in and for said County and State,* Albert W. Johnson

the within named 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 Nashville *Tennessee, this* 1st *day of* May, *19* 75

Frances Anne Underhill *Notary Public*

Commission expires 8/8/77

FRANCES ANNE UNDERHILL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Frances Anne Underhill, *a Notary Public of the State and County aforesaid, personally appeared* Albert W. Johnson *with whom I am personally acquainted, and who, upon oath, acknowledged himself to be* President *of the* Albert W. Johnson Inc. *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as* President

Witness my hand and seal, at office in Nashville Tennessee *this* 2nd *day of* May, *19* 75

Frances Anne Underhill *Notary Public*

Commission expires 8/8/77

FRANCES ANNE UNDERHILL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MAY-8 75 CONV * 25,000.00
MAY-8 75 S TAX A* 2,405.00
MAY-8 75 PR FEE A* .50
MAY-8 75 W DEED A* 6.00 * 2,411.50

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

C 97492

IDENTIF. T REFERENCE

MAY 8 12 06 PM '75

FELIX DELSA REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM DOBSON & JOHNSON

TO Martin S. Brown & Wife, Elizabeth M.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner Third & Union

Phone 256-2656

NASHVILLE, TENNESSEE