Prepared by: Stewart, Black & Ayers, Attorneys
223 Madison St., Madison, Tn. 37115

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WARRANTY DEED

mail-7

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. McKinney, Trustee	SAME	26-15
(NAME) 1303 Gallatin Pike N.	(NAME)	1
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tn 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN ($10.00) *DOLLARS*

and other valuable consideration, receipt of which is hereby acknowledged, including the breakdown of consideration as hereinafter set out, we,

OCT 21 75	CONV	*	451,200-00	
OCT 21 75	S'TAX		A* 1,173.12	
OCT 21 75	PR'FEE		A* .50	
OCT 21 75	W'DEED		A* 6.00	* 1,179.62

Thomas H. Wilson and wife, Glenna Wilson,

have bargained and sold, and by these presents do transfer and convey unto the said James R. McKinney, Trustee, with full power and authority to sell, transfer, convey, encumber, lease and generally transact without joinder of beneficiaries *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land lying and being on the east side of Gallatin Pike or Highway 31E in the old 10th Civil District of Davidson County, Tennessee, per a survey by J. O'Connor, Surveyor, and being more particularly described as follows: For a reference point of beginning for description, at the northeast corner of Twin Hills Drive and Gallatin Pike; thence N 47 deg. 45' 30" E 388.8 feet to an iron pin in rock wall which is the beginning point for description of the property herein conveyed; thence N 47 deg. 45' 30" E 752.02 feet along the east margin of Gallatin Pike to an iron pin by base of existing State right-of-way marker and fence post; thence S 39 deg. 51' 00" E 895.1 feet along a natural fence property line to iron pin by fence post; thence S 75 deg. 11' 40" W 201.38 feet; thence S 74 deg. 18' 10" W 688.13 feet; thence N 33 deg. 04' 50" W 500.42 feet to iron pin in rock wall which is the point of beginning containing 12.56 acres, more or less.

Being a portion of the same property conveyed to Thomas H. Wilson and wife, Glenna Wilson, by deed from Charles F. Dufour and wife, Ethel B. Dufour, of record in Book 1360, Page 492, Register's Office for Davidson County, Tennessee.

The consideration for this conveyance is based upon the following:

Tract I (residence) - $92,600.00, land and improvements, including 100 front feet on Gallatin Pike running back between parallel lines parallel with the North boundary line with the residence setting between parallel lines to a dead line in rear; said 100 front feet begins 250 feet from the northwest corner of said above described property on Gallatin Pike.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 451,200.00

Subscribed and sworn to before me, this the 21st day of October 1975

James R. McKinney
Affiant

My commission expires 2/23/77
(Affix Seal)

Notary Public

STEWART, BLACK & AYERS
DAVIDSON CO.

Tract II - consideration of $358,600.00 - consisting of 752.02 front feet on Gallatin Pike, less 100 feet included in Tract I for a total of 652.02 front feet.

The above 12.56 acres or 752.02 feet includes descriptions of both Tracts I and II; however, the conveyances have been consolidated by a metes and bounds survey for purposes of the grantees.

This conveyance is subject to the utilities located on said property.

Grantee agrees for the grantors to live in the residence free except the grantors agree to keep dwelling in good repair, to cut grass on property twice annually, furnish fire insurance as long as the grantors live in said residence. Both grantee and grantors agree to give each other 180 days notice before moving.

This is unimproved ( ) improved (X) property, known as 2125 Gallatin Pike, North, Madison, Tennessee 37115
(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 James R. McKinney, Trustee *heirs and assigns, forever.*

And we *do covenant with the said* James R. McKinney, Trustee *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except as shown of record.

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James R. McKinney, Trustee *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 18 *day of* October, *19*75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Thomas H. McKinney

X Elizabeth Wilson

THOMAS E. STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Thomas E. Stewart, a Notary Public in and for said County and State, the within named Thomas H. Wilson and wife, Glenna Wilson,

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 Madison, Tennessee, this 1st day of October, 1975.

Thomas E. Stewart, Notary Public.

THOMAS E. STEWART NOTARY PUBLIC DAVIDSON

Commission Expires 2/23/78.

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.

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.
OCT 21 3 07 PM '75
IDENTIFICATION REFERENCE

D 20867

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.