BOOK 4984 PAGE 633

SEND TAX BILLS TO:
First Federal S&L Association
Union at Fourth
Nashville, TN 37219

MAP-PARCEL NUMBERS:
144-0
70

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars paid in cash, and other good and valuable consideration received from the grantees hereinafter named; we,

GRACE T. MURPHY and husband, JOE G. MURPHY, have bargained and sold, and by these presents do transfer and convey unto the said grantees,

DANIEL R. HIGHTOWER and wife, JANE H. HIGHTOWER, their heirs and assigns, a certain tract or parcel of land, described as follows:

A tract of land in the 7th Civil District of Davidson County, Tennessee, described with reference to a boundary survey by Turner Engineering Co., Inc., dated October 6, 1975, and with reference to recorded subdivision plats and instruments of conveyance hereinafter mentioned, as follows:

Beginning at an iron pin set in concrete, said pin being at the easternmost corner of Lot 20 on the plan of Chickering Estates, Section 1, of record in Book 2663, page 87; thence with the boundaries of said Chickering Estates, Section 1, North 12° 59' 30" West a distance of 382.7 feet to another iron pin set in concrete, and North 87° 53' 30" East a distance of 35.8 feet to a concrete monument, and South 81° 06' 30" East a distance of 35.0 feet to a concrete monument at the southwest corner of Lot 17 on the plan of Chickering Estates, Section 3, of record in Book 4460, page 146; thence with the south line of said Lot 17, South 82° 48' 30" East a distance of 485.45 feet to an iron pin at the southwest corner of Lot 16 on said plan of Chickering Estates, Section 3; thence with the south line of said Lot 16 and said line extended, South 82° 48' 30" East a distance of 558.85 feet to a point in the west line of Tract No. I conveyed to J. B. Arlt, Jr. and Gentry Hale by deed of record in Book 3966, page 604; thence with said west line of Arlt, Jr. and Hale, South 6° 47' 30" West a distance of 405.83 feet to a point in the north margin of a 50-foot private road; thence with the north margin of said road, North 71° 06' 30" West a distance of 31.8 feet to a point at the beginning of a curve to the left, and along said curve having radius of 1683.9 feet a distance of 303.69 feet to a point, and North 81° 26' 30" West a distance of 213.0 feet to a point at the beginning of a curve to the right, and along said curve having radius of 100.0 feet a distance of 58.58 feet to a point at the beginning of a curve to the left, and along said curve having radius of 50.0 feet a distance of 114.45 feet to a point in the north line of the property conveyed to J. B. Arlt, Jr. et ux, by deed of record in Book 4373, page 407; thence leaving the margin of said private road and with the said north line of Arlt, Jr. et ux, North 89° 01' 30" West a distance of 289.0 feet to a point in the west line of Tract No. II conveyed to J. B. Arlt, Jr. and Gentry Hale by deed of record in Book 3966, page 604; thence North 11° 23' 30" West a distance of 58.7 feet to the point of beginning; and containing 9.1 acres, more or less.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 240,000.00

Daniel R Hightower
Affiant

Sworn to and subscribed before me this 30 day of DECEMBER, 1975.

Teresa H. Sander
Notary Public

My comm'n. expires: 11-13 1979

TERESA H. SANDER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Being part of the property conveyed to J. B. Arlt, Jr. and Gentry Hale by deed from Timothy C. Martin, et al, of record in Book 3966, page 604; the same property conveyed to Gentry Hale and wife, Margaret L. Hale, by deed from J. B. Arlt, Jr. and Gentry Hale, of record in Book 4373, page 410; the same property conveyed to Commerce Union Bank, Trustee, by deed from Gentry Hale and wife, Lois Hale, of record in Book 4514, page 299; and the same property conveyed to Grace T. Murphy by deed from Commerce Union Bank, Trustee, of record in Book 4773, page 897; which last mentioned deed through inadvertence failed to describe the easement in the private road leading from said property to Hillsboro Road, said easement having been established by said deed of record in Book 4373, page 410, as a perpetual easement running with said land or any part thereof.

ALSO CONVEYED hereby is a perpetual easement in and over an existing private road for ingress and egress to and from the above described property and Hillsboro Road, a part of which private road adjoins and lies south of the above described property, and which private road is 50 feet in width, except where it widens as it enters the cul-de-sac at its terminus, and the center line of which private road is described with reference to said deed of record in Book 4373, page 410, and to the plan of Chickering Valley, of record in Book 2331, page 123, as follows:

Beginning at a point in the northwest margin of Hillsboro Road (a 100-foot right-of-way), said beginning point being South 30° 11' West a distance of 140.6 feet from a concrete monument at the southeast corner of said Chickering Valley subdivision; thence from said beginning point, North 72° 27' West a distance of 2,210.54 feet to a point of curve to the left; thence along said curve with radius of 1,658.9 feet a distance of 299.18 feet to a point of tangency; thence North 82° 47' West a distance of 295.92 feet to the center of a 50-foot radius cul-de-sac. Said easement shall be deemed to run with the hereinbefore described property and any part thereof contiguous to said private road, but said easement shall be nonexclusive to the extent that it serves as access for ingress and egress to and from Hillsboro Road and other property contiguous to said private road. Said easement and private road lie upon and across a part of the property conveyed to J. B. Arlt, Jr. and Gentry Hale by deeds of record in Book 3966, page 604, and in Book 3999, page 576, and is the same easement conveyed in the aforesaid deeds of record in Book 4373, page 10, and in Book 4514, page 299.

This is improved property, known as 6205 Hillsboro Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs and assigns, forever. And we do covenant with the said grantees 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 for restrictions, easements and setback lines applicable to said property, and the lien of taxes for the year 1976. 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 grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

FOR THE SOLE PURPOSE of correcting any errors, inaccuracies or omissions contained in the preceding deeds of record in Book 4373, page 407, in Book 4373, page 410, in Book 4514, page 299, and in Book 4773, page 897, J. B. ARLT, JR. and wife, MARY POWELL ARLT; GENTRY HALE and wife, MARGARET L. HALE(who is one and the same person as Lois Hale); and COMMERCE UNION BANK, TRUSTEE under agreement with Ellen Stempfel for Lawrence B. Howard, Jr.; join herein and do hereby quitclaim and convey unto the said DANIEL R. HIGHTOWER and wife, JANE H. HIGHTOWER, the

easement for ingress and egress as described and defined hereinbefore; but by joining in this instrument of conveyance, none of said parties shall be deemed to either extend or limit their respective covenants and warranties of title as contained in their aforesaid preceding deeds, and none of the parties named in this paragraph shall be bound by the covenants and warranty of title contained in this instrument.

The Books and pages cited herein refer to the records of the Register's Office for Davidson County, Tennessee.

Witness our hands, this 11th day of December, 1975.

Grace T. Murphy

Joe G. Murphy

J. B. Arlt, Jr.

Mary Powell Arlt

Gentry Hale

Margaret L. Hale

ATTEST:

COMMERCE UNION BANK, TRUSTEE
under agreement with Ellen
Stempfel for Lawrence B. Howard, Jr.

by _____
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this date, before me personally appeared GRACE T. MURPHY and husband, JOE G. MURPHY, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged that they executed the same as their free act and deed. Witness my hand and seal of office, this 11th day of December, 1975.

My commission
expires: 12-05-78

Notary Public

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~ BROWARD)

On this date, before me personally appeared J. B. ARLT, JR. and wife, MARY POWELL ARLT, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged that they executed the same as their free act and deed. Witness my hand and seal of office, this 16 day of DECEMBER, 1975.

My commission
expires: _____

NOTARY PUBLIC, STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES MAY 27, 1977
BONDED THRU GENERAL INSURANCE UNDERWRITERS

Notary Public

BOOK 4984 PAGE 636

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this date, before me personally appeared GENTRY HALE and wife, MARGARET L. HALE, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged that they executed the same as their free act and deed. Witness my hand and seal of office, this 30th day of December 1975.

My commission expires: 12-05-78

Rebecca M. Hall
Notary Public

REBECCA M. HALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the state and county aforesaid, personally appeared M. Kirk Scobey and Catherine Zender, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Vice President & Trust Officer of the COMMERCE UNION BANK, the within named bargainor, a corporation, and that they as such officers, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Vice President & Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 11 day of December, 19 75.

My commission expires 5/17/77

Notary Public

J. JONES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

D30462

IDENTIF. REFERENCE

JAN 2 9 35 AM '76

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

JAN-27	CONV	90,000.00			
JAN-27	CONV	90,000.00			
JAN-27	CONV	60,000.00			
JAN-27	S'TAX		B*	624.00	
JAN-27	PR'FEE		B*	.50	
JAN-27	W'DEED		B*	8.00	* 632.50