FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000

Phillip B. Kinnie, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 1976.

W. Williams
Notary Public

MY ~~COMMISSION EXPIRES~~: Aug. Reg.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James F. Bycott, Attorney at law, Suite 420, Stahlman Building, Nashville
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Phillip B. Kinnie, Jr. Et Ux. (NAME) Route #5 | Phillip B. Kinnie, Jr. (NAME) | Map 168, Par. 44 |
| Old Harding Road (STREET ADDRESS OR ROUTE NUMBER) | Old Harding Road, Route #5 (STREET ADDRESS) | |
| Nashville, Tenn. 37221 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | |

Paid

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phillip B. Kinnie, Sr. and Wife, Frances L. Kinnie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip B. Kinnie, Jr. and Wife, Gertrude I. Kinnie

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: A certain tract of land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin situated at the intersection of the McPhearson fence line and the Sullivan line; thence south 8 deg. 30' east 1250 feet to an iron pin in the Sullivan line; thence south 20 deg. east 151 feet to an iron pin on the north edge of U.S. Highway 100; thence north 73 deg. 10' east 530 feet with the Highway 100 right of way to the intersection of the center line of Old Harding Road; thence with the center line of Old Harding Road north 32 deg. east 162 feet to an iron pin; thence north 49 deg. 30' east 84 feet to an iron pin on the north edge of Old Harding Road; thence north 12 deg. west 1461 feet with the P.B. Kinnie, Sr., line to an iron pin in an existing fence row; thence with the McPhearson fence line south 54 deg. 45' west 708 feet to the beginning, containing 23.34 acres more or less.

Included in the above description, but excluded therefrom is an 1.66 acre tract conveyed earlier by Phillip B. Kinnie, Sr. Et Ux. to Phillip B. Kinnie, Jr. Et Ux. Allowing for the deduction of the 1.66 acre tract, said tract now conveyed contains 21.68 acres. Being part of the same property conveyed to Phillip B. KinnieSr. and Wife, Frances L. Kinnie, by deed recorded in Book 1807 Page 440, Register's Office of Davidson County, from Lewis F. Joslin and Wife, Clarice Joslin.

unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20 day of April, 1976

P B Kinnie Sr
Phillip B. Kinnie Jr.

Mrs Frances Linton Kinnie
Gertrude I Kinnie

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Kenneth Brison, a Notary Public in and for said County and State, the within named P B Kinnie Sr. & Francis Luther Kinnie

the bargainor, 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 Joelsville, Tennessee, this 20 day of April 1976

Commission expires 2-9-1980

Kenneth Brison
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

D 45599

## WARRANTY DEED

FROM

Phillip B. Kinnie Sr.

and Wife, Frances L. Kinnie

TO

Phillip B. Kinnie Jr.

and Wife, Gertrude I. Kinnie

This instrument prepared by:

James F. Bycott

Attorney at Law

Suite 420

Stahlman Building

Nashville, Tennessee 37201

IDENTIF. REFERENCE

APR 21 10 06 AM '76

FELIX E. DAVISON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| APR 21 76 | CONV | 20:000.00 | | | |
| APR 21 76 | S'TAX | | B* | 52.00 | |
| APR 21 76 | PA'FEE | | B* | .50 | |
| APR 21 76 | W'DEED | | B* | 4.00 | * 56.50 |