Map Book 157
Parcel # 11

Persons responsible for payment of taxes:
Gail Pigg, Attorney
230 4th Avenue North
Nashville, Tennessee

This instrument was prepared by
COVINGTON and CONWAY
Attorneys at Law
Franklin, Tennessee

JB/bd

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM of Two Hundred Ninety Four Thousand, Five Hundred and no/100 ($294,500.00) Dollars, paid in cash, the receipt of which is hereby acknowledged,

I, the Grantor, GEORGE REAMS, Executor of the Estate of A. J. Vaughn, deceased, have bargained and sold and do hereby transfer and convey unto the Grantee, GAIL P. PIGG, Trustee, with full power to convey, transfer, sell, mortgage or otherwise encumber, without the necessity of the joinder of any beneficiary thereto, the following tracts or parcels of land situated in the Seventh Civil District, Williamson County, Tennessee and the Seventh Civil District, Davidson County, Tennessee, being further described as follows:

TRACT I: Commencing at an iron post in the south margin of Old Hickory Boulevard at Sensing's northwest corner, thence with said south margin North 86° 00' West, 1285.5 feet to an iron post, the point of beginning, thence with the following five new staked lines South 4° 03' West, 1750 feet to an iron post, South 86° 00' East, 61.3 feet to an iron post, South 4° 03' West, 303 feet, North 86° 00' West 288 feet to an iron post and North 3° 24' East, 2055 feet to an iron post in the south margin of Old Hickory Boulevard, thence with said south margin South 86° 00' East, 250 feet to the point of beginning and containing 12.05 Acres more or less, according to an unrecorded survey by C. K. McLemore, Surveyor, dated April 19, 1976, being Tract 7 of this unrecorded survey.

TRACT II: Commencing at an iron post in the south margin of Old Hickory Boulevard at the northeast corner of Binkley as described in Deed Book 4900, Page 538, Register's Office, Davidson County, Tennessee, thence South 86° 00' East, 1178 feet with said south margin to an iron post, the point of beginning, thence continuing with said south margin South 86° 00' East, 250 feet to an iron post, thence with the following three new staked lines; South 3° 24' West, 2055 feet to an iron post, South 86° 00' East, 288 feet to an iron post and South 4° 03' West, at 1028 an iron post and continuing a total length of 1148 feet more or less to the center line of Little Harpeth River, thence westerly with said center line 567.5 feet more or less to a point, thence leaving said river with a new line North 3° 24' East, at 25 feet more or less and iron post and continuing a total length of 2937 feet more or less to the point of beginning and containing 23.33 acres, according to an unrecorded survey by C.K. McLemore, Surveyor, dated April 19, 1976, being Tract 8, of this unrecorded survey.

TRACT III: Commencing at an iron post in the south margin of Old Hickory Boulevard at Binkley's northeast corner as described in Deed Book 4900, Page 538, Register's Office, Davidson County, Tennessee, thence South 86° 00' East, with said south margin 928 feet to an iron post, the point of beginning, thence continuing with said south margin South 86° 00' East, 250 feet to an iron post, thence a new staked line South 3° 24' West at 2912 feet an iron post and continuing a total length of 2937 feet more or less to the center line of Little Harpeth River, thence with said center line in a westerly direction 550.5 feet more or less to a point, thence leaving said center line and with the following three new staked lines, North 3° 37' East at 40 feet more or less to an iron post and continuing a total length of 802 feet more or less to an iron post thence South 86° 00' East 260.5 feet to an iron post, thence North 3° 24' East 2059 feet to the point of beginning and containing 21.05 acres more or less, according to an unrecorded survey by C.K. McLemore, Surveyor, dated April 19, 1976, being Tract 9, of this unrecorded survey.

TRACT IV: Commencing at an iron post in the south margin of Old Hickory Boulevard at Sensing's northwest corner, thence with said south margin North 86° 00' West, 2035.5 feet to an iron post, the point of beginning, thence with the following three new staked lines South 3° 24' West, 2059 feet to an iron post, North 86° 00' West, 260.5 feet to an iron post and North 3° 37' East, 2061.1 feet to an iron post in the south margin of Old Hickory Boulevard, thence with said south margin South 86° 00' East 253.0 feet to the point of beginning and containing 12.10 acres more or less, according to an unrecorded survey by C. K. McLemore, Surveyor, dated April 19, 1976, being Tract 10 of this unrecorded survey.

BEING a portion of the same property conveyed to A. J. Vaughn by Life and Casualty Insurance Company of record in Deed Book 892, Page 322, Register's Office, Davidson County, Tennessee.

BEING also a portion of the same property conveyed to A. J. Vaughn by Deed of Life and Casualty Insurance Company of record in Deed Book 63, Page 194, Register's Office, Williamson County, Tennessee.

SEE ALSO, Last Will and Testament of A. J. Vaughn, deceased, of record in Will Book 39, Page 725, County Court Clerk's Office, Williamson County, Tennessee.

TO HAVE AND TO HOLD said lands with the improvements and appurtenances thereunto belonging to the said GAIL P. PIGG, Trustee, her successors and assigns, forever.

I COVENANT with the said GAIL P. PIGG, Trustee, that I am lawfully seized of said land, having a good right to convey

it and that it is unencumbered except by:

1. Lien of 1976, State and County Taxes, Williamson County and Metropolitan Government of Davidson County, Tennessee. Said taxes shall be paid on a prorated basis when due and payable in each respective governmental district.

2. All visible easements to include flow and overflow of Harpeth River.

3. Applicable building, health, subdivision and zoning regulations.

I DO FURTHER COVENTANT and bind myself, my successors and assigns to warrant and forever defend the title to said property to the Grantee, GAIL P. PIGG, Trustee, her successors and assigns against the lawful claims of all persons whomsoever.

POSSESSION of the premises herein conveyed is given to the Grantee as of date of deed.

WITNESS my hand on this the 8th day of June, 1976.

George Reams
George Reams, Executor of the Estate of A. J. Vaughn, deceased

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, Mabry Covington, Jr., a Notary Public in and for said County and State, the within named bargainor, George Reams, Executor of the Estate of A. J. Vaughn, deceased, with whom I am personally acquainted and who acknowledged that he executed the annexed instrument for the purposes therein contained being so authorized.

WITNESS my hand and seal on this the 8th day of June, 1976.

Mabry Covington, Jr.
NOTARY PUBLIC

(SEAL)

My commission expires:
June 26, 1979

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The Actual Consideration or Value, whichever is greater, for this transfer is
$ 294,500.00
George Reams
Affiant
Subscribed and Sworn to before me, this the 8th Day of June 1976
My Commission Expires June 26, 1979 Mabry Covington, Jr.
(Affix Seal) Notary Public

JUN 11 76 CONV * B 294,500.00
JUN 11 76 S'TAX B* 765.70
JUN 11 76 PR'FEE B* .50
JUN 11 76 W'DEED B* 6.00 * 772.20

FEE 12 25 PM 3 REFERENCE

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