THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR.,
ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER,
NASHVILLE, TENNESSEE 37239

BOOK 5152 PAGE 938

| Address New Owner as Follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| T. DOUGLASS DARBY, TRUSTEE<br>208 23rd AVENUE, NORTH<br>NASHVILLE, TENNESSEE 37203 | T. DOUGLASS DARBY,<br>TRUSTEE<br>P. O. BOX 530<br>NASHVILLE, TN 37202 | Map 142<br>Parcel 6<br>Field Book<br>No. 9D-655 |

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ADDISON B. SCOVILLE, III, TRUSTEE (the "GRANTOR"), with full power to mortgage, sell or otherwise convey, has bargained and sold, and by these presents does transfer and convey unto T. DOUGLASS DARBY, TRUSTEE (the "GRANTEE"), with full power to sell, mortgage, rent and convey without joinder of any beneficiary, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the Ninth, formerly the Fourteenth, Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point at the intersection of the northerly right of way of U.S. Highway 70 and the center line of Sawyer Brown Road; thence South 72° 30' 0" East a distance of 238 more or less feet to an iron pin and the point of beginning; thence North 5° 18' East along the easterly margin of the property now or formerly owned by Whitney Stegall, Trustee, and the easterly margin of property now or formerly owned by Robert W. Logston and wife, Veldene Logston, 544.67 feet to a point on the southerly margin of property now or formerly owned by Conan B. Crabtree and wife, Mentia E. Crabtree; thence South 85° 37' 0" East along the southerly margin of said Crabtree property a distance of 214.74 feet to an iron pin in the westerly margin of Lot No. 101 on the Plan of Cross Timbers, Section III, as of record in Book 4175, page 21, Register's Office for Davidson County; thence South 5° 18' 0" West 594.53 feet along the westerly margin of Lots 101, 100 and 99 of said Plan of Cross Timbers, Section III, the westerly margin of Lots 35, 34 and 33 on the Plan of Cross Timbers Subdivision, Section II, as of record in Book 3700, page 92, and a westerly margin of property now or formerly owned by Ralph T. Oats and wife, to an iron pin on the northern right of way of Highway 70; thence with the northern right of way of Highway 70, North 72° 30' 0" West a distance of 219.67 feet to the point of beginning; containing 2.807 more or less acres as per survey by Mark C. Webb, May 6, 1977.

BEING part of the same property conveyed to Addison B. Scoville, III, Trustee, with full power to mortgage, sell or otherwise convey, by deed from Robert Smith Tinnell and wife, Ruth Koger Tinnell, of record in Book 4761, page 318, Register's Office for Davidson County, Tennessee.

All persons dealing with such Trustee (the GRANTEE) are relieved from any duty with respect to the application of the funds received.

Said land is sold and conveyed subject to the following:

1. 1977 real property taxes, which have been prorated and assumed by the GRANTEE;

2. Rights of parties in possession;

3. Temporary construction easement to the State of Tennessee, Department of Transportation, its assigns, servants and agents, for a period of three (3) years, as set out in the complaint referred to in the ORDER OF CONDEMNATION AND APPROPRIATION issued in the STATE OF TENNESSEE, ET AL, v. ADDISON B. SCOVILLE, III, TRUSTEE, ET AL, CIVIL ACTION NO. C-740, IN THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, said easement being more particularly described as follows:

> BEGINNING at the point of intersection of the proposed north margin of State Route 1 (U.S. 70-S) and the east boundary of the Whitney Stegall, Trustee, property; thence along the said east boundary North 5 degrees 18 minutes East 3 feet, more or less, to a point; thence along the meander of the slope southeastwardly 217 feet, more or less, to a point; thence South 5 degrees 18 minutes West one foot, more or less, to a point in the said north margin; thence along the said north margin, North 72 degrees 30 minutes West 219.67 feet to the point of beginning, and containing 500 square feet.
>
> This property is improved and is located on the north side of State Route 1, 218.78 feet east of Sawyer Brown Road in Davidson County, Tennessee.

This is improved property, known as 7487 Highway 70 South, Nashville, Tennessee, 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever.

And GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, except as stated herein.

And GRANTOR does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed this 25 day of May, 1977.

Trustee
ADDISON B. SCOVILLE, III, TRUSTEE

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, J. Green Cummings, Jr.; a Notary Public in and for said County and State, the within named ADDISON B. SCOVILLE, III, TRUSTEE, the 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 25 day of May, 1977.

E0 6325
IDENTIF. REFERENCE
MAY 31 2 35 PM '77
REGISTER
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 2/23/80

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of May, 1977.

| | | | |
|---|---|---|---|
| CO | 65,000.00 | MO | |
| WD | 6.00 | MS | |
| TD | | ST | 169.00 |
| CC | | ST | |
| MR | | PF | .50 |
| UCC | | TOTAL | 175.50 |

Notary Public

My Commission Expires: 1-29-78