WARRANTY DEED

IDENTIF. REFERENCE

Oct 7 8 31 AM '77

FELIX Z. GRUTCHFIELD, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 1977.

Notary Public

MY COMMISSION EXPIRES: 1-30-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fred E. Cowden, Jr., Suite 303, 4515 Harding Road, Nashville, TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH D. KITCHELL, et ux (NAME)	SAME (NAME)	88 Pt 22
205 Ensworth Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pt 22
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, BELL'S BEND FARMS, INC., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH D. KITCHELL and wife, LOUISE C. KITCHELL

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:

LAND located in the 13th Civil District of Davidson County, Tennessee and described as follows: COMMENCING at a point in the center of Old Hickory Blvd., said point being 25 feet along said center line in a westerly direction from the southwest corner of the Roy W. Parker farm; thence with the line parallel to Parker's west line and 25 feet from same N. 16° 30' W. 1,600 feet to a point; thence N. 9° 30' W. 240 feet and north 3° 45' E. 423 feet to a point opposite an iron post in the west margin of a lane; following three new lines; N. 41° 30' W. 577 feet to a point, N. 61° W. 478 feet to a point and N. 43° 30' W. 400 feet to an iron post, the point of beginning; thence N. 40° W. 412.5 feet to an iron post; thence N. 50° E. 528 feet to an iron post; thence S. 40° E. 412.5 feet to an iron post; thence S. 50° W. 528 feet to the point of beginning and containing 5.0 acres more or less. Described according to a survey of C.K. McLemore dated August 22, 1977.

The Grantor, herein also conveys to the Grantees for access to the above property a strip of land 50 feet in width to extend from the southeast corner of the above described tract and running to the north margin of Old Hickory Blvd., the center line of said strip of land having the following calls; S. 43° 30' E. 400 feet to a point, S. 61° E. 478 feet to a point, S. 41° 30' E. 577 feet to a point 25 feet west of Roy W. Parker's west line; thence with a line parallel to his west line and 25 feet from same S. 3° 45' W. 423 feet to a point, S. 9° 30' E. 240 feet to a point and S. 16° 30' E. 1,570 feet to the north margin of Old Hickory Blvd.

The Grantor, its successors and assigns reserves all rights of ingress, egress, and regress over and to the above 50 foot strip together with a perpetual easement which shall include but not be limited to the full right to use and enjoy said 50 foot strip as completely as the said Grantees.

BEING a portion of the same property conveyed to Bell's Bend Farms, Inc. by deed from Frederic E. Cowden and wife, Miriam Cowden of record in Book 5014, page 965, Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved (X) 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 our hand s this 6th day of October, 1977

BELL'S BEND FARMS, INC.

BY: Frederic E. Cowden — Fred E. Cowden

FREDERIC E. COWDEN, SR., President — FRED E. COWDEN, JR., Secretary

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 _____

STATE OF TENNESSEE
DAVIDSON County

Before me, Carolyn Barnes, a Notary Public within and for the State and County aforesaid, personally appeared Frederic E. Cowden, Sr. and Fred E. Cowden, Jr., with whom I am personally acquainted and who upon ~~his oath~~ their several oaths acknowledged ~~himself~~ themselves to be the President and Secretary respectively of the BELL'S BEND FARMS, INC the within named bargainor, a corporation, and that ~~he~~ they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Frederic E. Cowden, Sr. as such President and attesting the same by the said Fred E. Cowden, Jr. as such Secretary

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 6th day of October, 1977

Carolyn Barnes
Notary Public

My commission expires 9/30/80

CAROLYN BARNES NOTARY PUBLIC DAVIDSON COUNTY TENN.

OCT-77 CONV *7,500.00
OCT-77 S'TAX 6* 6.50
OCT-77 FR'FEE 6* .50
OCT-77 DEED 6* 4.00 * 11.00

WARRANTY DEED

FROM

BELL'S BEND FARMS, INC.

TO

JOSEPH D. KITCHELL et ux

LOUISE C. KITCHELL

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York