BOOK 5250 PAGE 307

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haury and Smith Realty Company, Inc. (NAME:)	Same (NAME:)	131-12
2033 Richard Jones Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	#102
Nashville, TN 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	16D,A-16911

For and in Consideration of the sum of Ten and No/100 ($10.00)----------

----------*DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

FEB-78	CONV	90,000.00			
FEB-78	CONV	35,000.00			
FEB-78	S'TAX		B*	325.00	
FEB-78	PR'FEE		B*	.50	
FEB-78	W'DEED		B*	8.00	* 333.50

J. CAMPBELL JENKINS and wife, NANCY D. JENKINS

have bargained and sold, and by these presents do transfer and convey unto the said HAURY AND SMITH REALTY COMPANY, INC. its *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, described according to a survey by Turner Engineering Company, Inc., dated June 16, 1964, and being Job No. 29-64, as follows:

TRACT I: That property commonly known as Tract V of the Campbell Jenkins property, containing 1 acre, more or less, and beginning at a point in the southerly margin of Battery Lane, said point being 1097 feet more or less from the southeasterly corner of Granny White Pike; thence continuing along the southerly margin of Battery Lane S88°26'E 180 feet to an iron pin; thence S3°41'W 276.7 feet to an iron pin; thence westwardly 179.2 feet to a point in the northerly corner of Tract II; thence N1°34'E 205 feet to an iron pin in the southerly margin of Battery Lane, said pin being the point of beginning.

TRACT II: Tract II begins at the southwesterly rear corner of the above-described tract, said point being 205 feet south of the southerly margin of Battery Lane; thence eastwardly along the southerly line of the aforesaid Tract No. V a distance of 179.2 feet to an iron pin; thence S70°39'E 159.8 feet to an iron pin; thence S2°40'W 364.8 feet to an iron pin; thence N89°28'W 552.3 feet to an iron pin; thence N1°36'E 15 feet to an iron pin; thence N34°6'E 105 feet to an iron pin; thence N88°24'W 106.4 feet to a point in the center of Brown's Creek, said point being 15 feet east of an iron pin at a witness line; thence northeastwardly with the center of said creek 132.8 feet to a point in the easterly margin of Tract 1 on said survey; thence continuing northeastwardly 135.0 feet to a point, said point being 9 feet, more or

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 123,000.00

Subscribed and sworn to before me, this the 1st day of February 19 78

My commission expires: 2/23/81
(Affix Seal)

Notary Public

less, southeasterly of the aforesaid witness line; thence continuing northeastwardly 93.7 feet to a point at the southern boundary of Tract 4; thence continuing along the center of said Creek 56.8 feet to a point, said point being 15 feet, more or less, east of an iron pin marking the aforesaid witness line; thence continuing northeastwardly 89.0 feet to the point of beginning. BOOK 5250 PAGE 308

Included in the aforesaid description is a 15-foot dedication along the southerly margin of said property.

Being part of the same property conveyed to J. Campbell Jenkins and wife, Mamie B. Jenkins, by deed from E. A. Bergstrom and wife, Mary Ellen Bergstrom, of record in Book 3708, page 253, Register's Office for said County, the said Mamie B. Jenkins having since died.

Included in the aforesaid descriptions of Tracts I and II, but excluded from this conveyance, is the following described parcel of land:

Being part of Lot Six on the plat of the Subdivision of J. T. Jenkins home tract as of record in Book 547, page 20, Register's Office for Davidson County, Tennessee. Beginning at an iron pin on the south margin of said Lot Six that is 123.4 feet east of the southwest corner of said Lot Six, said iron pin is the northeast corner of property conveyed to J. B. Marks, et ux, by deed from J. L. Rosborough, et ux, Book 1290, page 626, Register's Office for Davidson County, Tennessee, and proceeding as follows:

North 34°06'East a distance of 27.92 feet to a point; thence South 1° 36' West a distance of 38.55 feet to an iron pin in the center of a 30-foot dedication; thence with the center of said 30-foot dedication, North 89° 28' West a distance of 15 feet to a point; thence North 1°36' East a distance of 15.0 feet to the point of beginning, and containing 402 square feet, more or less, as per survey by Turner Engineering Company, Inc., dated February 3, 1969.

Being the same property conveyed to Charles W. Brandon and Charles N. Armstrong, by deed from J. Campbell Jenkins and wife, Mamie B. Jenkins, of record in Book 4330, page 603, said Register's Office.

Tract III: (See over)

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HAURY AND SMITH REALTY COMPANY, INC. its *heirs and assigns, forever.*

And we *do covenant with the said* HAURY AND SMITH REALTY COMPANY, INC. *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 easement granted Metropolian Government of Nashville and Davidson County for sanitary sewers and/or storm drainage in Book 4306, page 278; easement for right-of-way of Battery Lane and Kirkman Avenue lying within boundaries of premises;plan of record in Book 547, page 20; 1978 taxes.

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* HAURY AND SMITH REALTY COMPANY, INC. its *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 1st *day of* February, *19*78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. Campbell Jenkins

Nancy D. Jenkins

TRACT III: A tract of land in the 16th Civil District of Davidson County, Tennessee, being described as follows:

Being part of Lot 6 on the plat of the subdivision of J. T. Jenkins Home Tract, recorded in Book 547, page 20, Register's Office for Davidson County, Tennessee. Beginning at a point that is North 34°06' East a distance of 27.92 feet from an iron pin on the south margin of said Lot 6, said iron pin is 123.4 feet east of the southwest corner of Lot 6, said iron pin is the northeast corner of property conveyed to J. B. Marks, etux, by deed from J. L. Rosborough, et ux, Book 1290, page 626, Register's Office for Davidson County, Tennessee, and proceeding as follows:

With the margin of a proposed road turn-a-round North 1°36' East a distance of 25.01 feet to a concrete monument; thence with a 40-foot radius curve to the left a distance of 62.83 feet to a concrete monument; thence leaving said margin South 88°24'East a distance of 81.42 feet to an iron pin; thence South34°06' West a distance of 77.08 feet to the point of beginning, and containing 1,690 square feet, more or less, as per survey by Turner Engineering Company, Inc., dated February 3, 1969.

Being the same property conveyed to J. Campbell Jenkins and wife, Mamie B. Jenkins, by deed from Charles W. Brandon and Charles N. Armstrong, of record in Book 4329, page 51, said Register's Office, the said Mamie B. Jenkins having since died.

E 4 9 3 8 7

IDENTIF. REFERENCE

FEB 7 11 22 AM '78

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State, the within named* J. Campbell Jenkins and wife, Nancy D. Jenkins

*the bargainor*s, *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 Nashville, *Tennessee, this* 1st *day of* February, *19* 78

Gail Pigg, *Notary Public.*

Commission Expires 2/23/81

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
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....