This instrument was prepared by Thomas C. Binkley, Attorney,
300 James Robertson Parkway, Nashville, Tennessee

mail

WARRANTY DEED

BOOK 5427 PAGE 735

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jay M. Gilpin	Henry D. Driver	61N 4C
(NAME)	(NAME)	
	237 Riverside Drive	Ver. 1 92
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tenn. 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration,

Dollars,

we, Henry D. Driver and Aradell Driver

have this day bargained and sold, and do hereby transfer and convey unto the said J. M. Gilpin

certain real estate in Davidson County, Tennessee, as follows: *the Grantee herein, their (successors), heirs and assigns,*

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey by Stephen A. Draper, Surveyor, dated February 1, 1962, as follows:
Beginning at a point in the center line of Knight Road, the northwest corner of a 68.1 acre tract conveyed to Frances Marie Southerland, et als, of record in Book 3374, page 573, R.O.D.C. Tenn; thence with the center line of said Knight Road, North 7 deg. 20 min. West, 120 feet; thence leaving said Road and with a fence line the following calls and distances, North 9 deg. 40 min. East 470 feet; North 7 deg. 10 minutes West 1320 feet to a corner post; thence South 85 deg. 15 min. East 1032 feet to hackberry at a corner; thence North 3 deg. 30 min. East 3423 feet to a corner; thence South 87 deg. East 858 feet to a corner; thence South 1 deg. west 1066 feet to a corner; thence South 56 deg. East 1035 feet to a stone and 24 inch white oak, another corner; thence South 31 deg. West 413 feet; South 42 deg. 32 min. West 501 feet to a 6 inch hackberry; thence South 5 deg. 15 min. West 561 feet to a 16 inch hackberry; thence South 64 deg. 15 min. West 331 feet; thence South 5 deg. 30 min. West 290 feet, the northeast corner of the said 68.1 acre tract conveyed to Frances Marie Southerland (Supra)thence with Southerland's north and west line along a fence line, the following courses and distances; North 72 deg. West 431 feet; South 86 deg. West 254 feet to an iron pin; thence South 35 deg. West 569 feet; thence North 40 deg. West 62 feet; thence South 41 degrees 30 min. West 941 feet; South 33 deg. 40 min. West 311 feet South 9 deg. 40 min. West 250 feet to the point of beginning, total of 117.7 acres, more or less. (ove.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 135,000

Affiant

Subscribed and sworn to before me, this the 9th day of Oct. 19 79

Notary Public

My Commission Expires: 10-18-81

(Affix Seal)

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this ..... day of ..... 19....., the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Being the same real property conveyed to Henry D. Driver by deed from Fred J. Cobb and wife, Jessie Ann Cobb of record in Book 5389, page 544, R.O.D.C. Tenn.

INCLUDED in the above description but EXCLUDED from this conveyance is a portion of the above described premises having been conveyed to James L. Shumaker and wife, Lynn A. Shumaker, by deed from Fred J. Cobb, et ux, of record in Book 4766, page 887, said Register's Office, and being more particularly described as follows:

Land in the 12th Civil District of Davidson County, Tennessee, being a part of the Fred J. Cobb property and described as follows: Beginning at a point in the west line of the Fred J. Cobb property this point being 425 feet northeast of the center of Knight Road along the north side of a private road; thence North 7 deg. 30. min. West for a distance of 995.0 feet to a point in an old fence line, the west line of this property. Thence South 36 deg. 56 min. East for a distance of 1000.0 feet to a point. Thence South 67 deg. 15 min. West for a distance of 505.0 feet to a point. Thence South 59 deg. 10 min. West for a distance of 20.5 feet to a point, the point of beginning.

This conveyance is made subject to an existing lease between the Grantor herein and Fred J. Cobb, Jr.

XXXX
unimproved ( )
This is improved ( ) 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 Jay M. Gilpin his *heirs and assigns, forever.*

And we *do covenant with the said* Jay M. Gilpin *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 current taxes.

And we, Henry D. Driver and Aradell Driver *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jay M. Gilpin his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 24th *day of* April, *19*79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Henry D. Driver

Aradell Driver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Henry D. Driver and Aradell Driver

*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* 24th *day of* April, *19*79.

William H. Cameron, *Notary Public.*

Commission Expires 10-18-81.

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.....

IDENTIFICATION REFERENCE
APR 27 3 49 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F.2.6.4.9.7.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5427 PAGE 738

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			135000.00-	CO
			351.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	357.50-
9081	A04/27/79		BAL	.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 264497.

IDENTIF. REFERENCE

APR 27 3 40 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 680335