OFFICIAL RECEIPT

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
ATTORNEY AT LAW
3305 WEST END AVENUE
NASHVILLE, TN 37203

8413

12/30 311.50 Check

BOOK 5986 PAGE 76

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN R. GILLETTE, TRUSTEE	SAME	Map 80-8
(NAME)	(NAME)	
4811 Lebanon Road		Parcels 1 & 3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Suite 208		FB#S: 13DA61360
Hermitage, TN 37076		13DA63420
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR NO MONETARY CONSIDERATION, but for the purpose of making a gift of the equity in the hereinafter described real property, MILTON E. HORNBUCKLE, and wife, HENRIETTA S. HORNBUCKLE, hereinafter referred to as "Grantors," hereby transfer and convey unto JOHN R. GILLETTE, TRUSTEE, with full power to transfer, convey, assign, and encumber without the joinder of any beneficiary, under the terms of a Trust Agreement, dated December 30, 1982, entitled the "Milton E. Hornbuckle Children's Trust," hereinafter referred to as "Grantee," his successors and assigns, certain real property located in Davidson County, Tennessee, and more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference.

PROVIDED, NEVERTHELESS, that this conveyance is expressly subject to the following:

1. Vendor's lien retained in an Installment Deed from Hornbuckle Plumbing Company, New Installations, to Grantors, as of record in Book 5834, Page 638, Register's Office for Davidson County, Tennessee, which vendor's lien also encumbers other property of Grantors, not the subject of this instrument;

2. Lease, dated June 30, 1981, by and between Grantors, as Lessors therein, and Hornbuckle Plumbing Company, New Installations, as Lessee therein, not of record, but which reference is here made;

3. Restrictive Covenants contained in instruments of record in Book 3186, Page 355, and Book 5212, Page 225, Register's Office for Davidson County, Tennessee (Tract I only);

FILE BOX 42

4. Conditions of the Owner's Certificate, Restrictions, Easements, and setback lines shown on the Plan of Hyde Park Subdivision, Section I, a Plat of which is of record in Book 2900, Page 147, Register's Office for Davidson County, Tennessee, including, but not limited to, a 100-ft. minimum building setback line from Old Hydes Ferry Pike and an Easement for public utility purposes along the rear line of Lot 13 thereon (Tract I only); and

5. Possible lack of ingress and egress to and from Tract II.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 115,000.00

Subscribed and sworn to before me, this the 30th day of DECEMBER 19 82.

Affiant

My commission expires 7-27-86 (Affix Seal)

Notary Public

This is improved property known as 3005 Old Hydes Ferry Road, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interest thereunto belonging to Grantee, his successors and assigns, forever. Grantors covenant with Grantee that they are lawfully seized and possessed of said real estate in fee simple, that they have a good right to convey the same, and that the same is unencumbered except as hereinabove provided.

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to Grantee, his successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have executed this instrument for the purposes hereinabove stated, on this the 30th day of December, 1982.

Milton E. Hornbuckle
MILTON E. HORNBUCKLE

Henrietta S. Hornbuckle
HENRIETTA S. HORNBUCKLE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Charles B. Pearson, Jr., a Notary Public in and for said County and State, the within named Milton E. Hornbuckle, 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 30th day of December, 1982.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

7-27-86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Charles B. Pearson, Jr., a Notary Public in and for said County and State, the within named Henrietta S. Hornbuckle, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 30th day of December, 1982.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

7-27-86

OFFICIAL RECEIPT

EXHIBIT "A"

BOOK 5986 PAGE 79

LEGAL DESCRIPTION

TRACT I:

BEING land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Hyde Park Subdivision, Section 1, of record in Plat Book 2900, Page 147, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 being situated in the 13th Civil District of Davidson County, and fronts 100 feet on the southerly side of Hydes Ferry Pike and runs back between parallel lines bisecting said pike at right angles, a distance of 400 feet on each side to a dead line measuring 100 feet across the back.

BEING part of the same property conveyed to Milton E. Hornbuckle and wife, Henrietta S. Hornbuckle, by deed from Hornbuckle Plumbing Company, New Installations, of record in Book 5834, Page 638, Register's Office for Davidson County, Tennessee.

TRACT II:

BEING a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at a point, said point being the common rear corner of Lots 13 and 14 in Hyde Park Subdivision, Section 1, as of record in Book 2900, Page 147, in the Register's Office for Davidson County, Tennessee; thence in a straight line continuing the common line between said Lots 13 and 14 in a southwesterly direction a distance of 156 feet, more or less, to a point, said point being in the westerly boundary line of the property conveyed to H. H. Chitwood, Trustee, by deed from Evelyn Stephens Clark, et al, of record in Book 3178, Page 489, said Register's Office; thence in a northwesterly direction with said westerly boundary line 200.0 feet to a point; thence in a northwesterly direction 156 feet, more or less, to a concrete monument, said concrete monument marking the common rear corner of Lots 11 and 12 in said subdivision; thence in a southeasterly direction with the rear lines of Lots 12 and 13, 200.0 feet to the point of beginning.

BEING part of the same property conveyed to Milton E. Hornbuckle and wife, Henrietta S. Hornbuckle, by deed from Hornbuckle Plumbing Company, New Installations, of record in Book 5834, Page 638, Register's Office for said County.

H 23826

IDENTIF. REFERENCE

DEC 30 3 55 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 5986 PAGE 80

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			115000.00- CO	
			299.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 311.50-	
			8413A12/30/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 23826

IDENTIF. REFERENCE

Dec 30 3 55 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 918590