[illegible]
TURMAN, LE ROY & BENNETT, P.C.
[illegible]
[illegible]

WARRANTY DEED

ADDRESS NEW OWNER:

Miller Kimbrough, Jr.
Trustee
3401 Westend Avenue
Suite 204
Nashville, Tennessee 37203

SEND TAX BILLS TO:

Same

Map: 108-1 68
Par.:

BOOK 6272 PAGE 39

FOR AND IN CONSIDERATION of the sum of TEN & "O/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WILLIAM ALBERT SMITH and wife, MATTIE PEARL SMITH, (the "Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto MILLER KIMBROUGH, JR., TRUSTEE, with full power to sell, convey, and mortgage without the joinder or consent of any beneficiary, his successors and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A which is attached hereto and incorporated herein by reference together with all improvements, buildings and structures located thereon and all right, title and interest of Grantors in and to any easements and rights of way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). Included in this conveyance is all right, title, and interest of Grantors in and to an unnamed street as shown on the Plan of Record in Book 4350, Page 89, Register's Office for Davidson County.

This conveyance of the property and all covenants and warranties contained herein are made expressly subject to the exceptions and other matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

This is unimproved property known as _____ Donelson Pike, Donelson, Tennessee 37214.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, hereditiments, title and interest thereto belonging to the said Grantee, his successors and assigns forever.

And Grantors covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, that the Grantors have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit B hereto.

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

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on this 17th day of April, 1984.

WILLIAM ALBERT SMITH

MATTIE PEARL SMITH

04/17 1507.50- CHECK

I 1 5 9 4 2

T
IDENTIF. REFERENCE

APR 17 1 11 PM '84

[illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

3066

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 17th day of April, 1984, before me personally appeared William Albert Smith, to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Sworn to and subscribed before me this 17th day of April, 1984.

NOTARY

My Commission Expires: 4-21-85

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 17th day of April, 1984, before me personally appeared Mattie Pearl Smith, to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Sworn to and subscribed before me this 17th day of April, 1984.

NOTARY

My Commission Expires: 4-21-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $575,000.00.

AFFIANT

Subscribed and sworn to before me this 17th day of April, 1984.

NOTARY

My Commission Expires: 4-21-85

EXHIBIT A

Being a tract of land in the 1st Civil District of Davidson County, Tennessee, being known as Lot 3 of the resubdivision of revised Lot 2, Donelson Village, of record in Plat Book 6200, at Page 8, Register's Office for Davidson County, Tennessee, and described as follows:

BOOK 6272 PAGE 41

Beginning at an iron pin in the easterly margin of Donelson Pike at the common front corner of Lots 2 and 3, thence with the line between said lots, North 82° 43' 05" East, 90.51 feet to a point; thence North 76° 55' 50" East 290.96 feet to an iron pin, thence, North 19° 32' 45" East 59.00 feet to an iron pin, thence, North 37° 10' 27" West 33.18 feet to an iron pin, thence, North 06° 38' 02" East, 142.89 feet to a point in the southerly line of the L. G. Wright Property of record in Book 966, Page 592, Register's Office for Davidson County, Tennessee, thence with said southerly line, South 82° 07' 41" East 280.18 feet to an existing iron pin in the westerly line of the Grady Brown property of record in Book 4048, Page 395, Register's Office for Davidson County, Tennessee, thence with said line, South 08° 03' 16" West 179.46 feet to a point, thence South 80° 27' 26" East 200.70 feet to an existing monument, said monument being in the northwesterly line of the Bob Freeman, Trustee property of record in Book 4482, Page 249, Register's Office for Davidson County, Tennessee, thence with said common line, South 19° 08' 14" West 140.99 feet to an existing monument, thence South 79° 57' 08" West 181.88 feet to a point, thence South 05° 38' 20" West 307.75 feet to an existing iron pin in the northerly margin of a 60 foot right-of-way, thence with the margin of the same, along a curve to the left having a radius of 984.93 feet, northwesterly a distance of 386.15 feet to an iron pin, said pin being the southeasterly corner of OWC, Ltd. property of record in Book 5265, Page 883, Register's Office for Davidson County, Tennessee, thence with the line between said two lots, North 03° 54' West 168.67 feet to an iron pin, thence South 86° 06' West 200.00 feet to an iron pin in the easterly margin of Donelson Pike, thence with the margin of the same, North 03° 54' West 48.27 feet to an iron pin at the beginning of a curve to the right, having a radius of 1,830.07 feet, thence along said curve northerly a distance of 100.75 feet to the point of beginning.

Being a part of the same property conveyed to William Albert Smith and wife, Mattie Pearl Smith, by deed from Dorothy Little Burgess, Gladys Little Rigby, Leathia Little Rigsby, and Margaret Little Clark, of record in Book 4472, Page 214, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 1984 have been prorated, which Grantees agree to assume and pay.

2. Restrictions recorded in Book 4339, Page 881, Register's Office for Davidson County, Tennessee.

3. Sanitary sewer and drainage easements and minimum building set back lines as shown on the plat of record in Book 6200, at Page 8, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6272 PAGE 43

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
			575000.00-	CAMT.
			1495.00	CSTAX
			.50	PRFEE
			12.00	WDEED
				CHECK 1507.50-
			9066A04/17/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 15942

IDENTIF. REFERENCE

APR 17 | 11 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28802

NASHVILLE TENN 37202 · (615) 327-1136