File 41

WARRANTY DEED

FROM: Overton Thompson, Jr., Executor of the Estate of Ophelia Palmer Stokes, Livingfield More, Mary Palmer Daniel Thompson, Mason Daniel Barrett, Jaquelin James Daniel, John Gray Palmer, Ophelia Palmer Thompson Paine, Margaret Allison Thompson, Emily Overton Thompson Brooks, Alex Stokes Palmer, and Joseph B. Palmer, IV, devises under the will of Ophelia Palmer Stokes

TO: John Gray Palmer and wife, Nancy Keen B. Palmer

This instrument was prepared by:
Frank M. Farris, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 6307 PAGE 844

Address New Owner(s) as Follows: John Gray Palmer and wife, Nancy Keen B. Palmer, 5403 Stanford Drive, Nashville, Tennessee

Send Tax Bills To: Same

Map-Parcel Numbers: 131-13-10

Field Book Numbers: FH-12205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Seventy Five Thousand Dollars ($275,000.00).

John Gray Palmer
Affiant

SUBSCRIBED AND SWORN TO before me, this the 4th day of June, 1984.

Robert M. Burchman, III
Notary Public

My Commission Expires: 4-17-88

FOR AND IN CONSIDERATION OF the sum of Two Hundred Seventy-Five Thousand Dollars ($275,000.00), we, Overton Thompson, Jr., Executor of the Estate of Ophelia Palmer Stokes and Livingfield More, Mary Palmer Daniel Thompson, Mason Daniel Barrett, Jaquelin James Daniel, John Gray Palmer, Ophelia Palmer Thompson Paine, Margaret Allison Thompson, Emily Overton Thompson Brooks, Alex Stokes Palmer, and Joseph B. Palmer, IV, devises under the will of Ophelia Palmer Stokes, have bargained and sold, and by these presents do transfer and convey unto the said John Gray Palmer and wife, Nancy Keen B. Palmer, their heirs, successors, 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, being all of the property known as the Walter Stokes Residence on Stanford Drive with the exception of all of Lot No. 28 of Stanford & Criswells Subdivision of Westwood, and described as follows:

Beginning at a point, the common corner of Lots Nos. 52 and 53 in the north line of Lot No. 29; thence with a line N 47° 15' E 112 feet to a stake; thence N 28° 30' E 122.5 feet to a stake; thence N 57° W 36 feet to a stake in the common line between Lots Nos. 52 and 53; thence with said line N 28° 30' W 357 feet, more or less, to the common northerly corner of Lots Nos. 52 and 53, in the southerly line of Lot No. 54; thence with the line between Lots Nos. 52, 54 and 55, N 67° W 350 feet, more or less, to a stake, the common corner of Lots Nos. 49, 50, 52 and 55; thence with the line between Lots Nos. 52 and 50, S 23° 45' W 250 feet to a point, said point being the common rear corner of Lots Nos. 50 and 51; thence with the line between Lots Nos. 50 and 51, N 68° 30' W 200 feet to a stake; thence S 23° 45' W 347 feet to a point, said point being 50 feet south of the common line between Lots Nos. 27 and 51; thence S 71° 45' E 190 feet to a point in the line between Lots Nos. 27 and 28; thence with the line between Lots Nos. 27 and 28 N 33° 30' E 50 feet to the common corner of Lots Nos. 27, 28 and 52; thence with the line between Lots Nos. 28 and 52, S 57° E 200 feet to the common rear corner of Lots Nos. 28 and 29; thence with the line between Lots Nos. 28 and 29, S 33° 30' W 50 feet to a point; thence S 57° E 100 feet to a stake; thence N 33° 30' E 50 feet to the common corner of Lots Nos. 52 and 53 in the rear line of Lot No. 29, the point of beginning.

Ingress and Egress to the above described tract is over an easement as set out in Book 1001, page 505, said Register's Office, and quoted as follows:

> "As a part of the consideration, the parties of the second part, the Grantors, dedicate forever a thirty-five foot roadway across the south end of Lot 32 up to the east line of said Lot 53, as indicated and shown on the scale map of West-Wood, as of record in Book 974, page 14, Register's Office of Davidson County, Tennessee, and an easement of right-of-way of thirty-five feet, commencing at the point where the said roadway dedicated across the south end of Lot 32 touches the east line of Lot 53, is granted by the parties of the first part, and said easement of right-of-way running across the south end of Lot 53 to the eastline of Lot 52, to be located as shown on the said map of West-wood, as of record in Book 974, page 14, Register's Office of Davidson County, Tennessee. Said thirty-five foot easement is a perpetual easement for the benefit of Lots 52 and 54."

Being part of the property conveyed to Walter Stokes, Jr. and wife, Ophelia Palmer Stokes by deed from R. D. Stanford & W. H. Criswell of record in Book 1040, page 326, Register's Office for Davidson County, Tennessee. Being all of the property conveyed to Walter Stokes, Jr. and wife, Ophelia Palmer Stokes by deed from Walter Seigenthaler and wife, Anna Barbara Seigenthaler of record in Book 1027, page 387, said Register's Office, and by deed from Edwin Augustus Keeble and wife, Barbara McKelvey Keeble of record in Book 1040, page 324,

Register's Office for Davidson County, Tennessee. The said Walter Stokes Jr. and Ophelia Palmer Stokes having since died with Walter Stokes Jr. predeceasing Ophelia Palmer Stokes. This property is vested in the devises under the will of Ophelia Palmer Stokes, said will being of record in Will Book 146, page 202, County Court Clerk's Office for Davidson County, Tennessee. The devises being Livingfield More, Mary Palmer Daniel Thompson, Mason Daniel Barrett, Jaquelin James Daniel, John Gray Palmer, Ophelia Palmer Thompson Paine, Margaret Allison Thompson, Emily Overton Thompson Brooks, Alex Stokes Palmer, and Joseph B. Palmer, IV.

Sellers also convey to Buyers an easement to cut and trim vegetation for the purpose of maintaining a vista from Lot #52, Westwood Subdivision. This easement shall be limited to a strip of land measuring 75 feet in length by 25 feet in width, located in the northwest corner of Sellers' Lot #28 of Westwood Subdivision, and more particularly described by metes and bounds as: Beginning at the northwest corner of Lot 28; thence along the northerly line of said lot a distance of 75 feet; thence at right angles in a southerly direction a distance of 25 feet to a point; thence at right angles in a westerly direction and parallel with the northerly line of said lot a distance of 75 feet, ending at the westerly boundary of said lot; thence at right angles along said westerly boundary in a northerly direction a distance of 25 feet to the point of the beginning.

This said easement shall inure to the benefit and shall be binding upon the heirs and assigns of both Sellers and Buyers as covenant running with the land and is subject to the following terms and conditions: (1) The Buyers' right of access to said Lot 28 will be limited to the northern boundary; (2) Any cutting and trimming of vegetation will be reasonably necessary for the purposes of maintaining a vista in keeping with previous practice; (3) Any tree tops or limbs cut will be cleaned up and removed; and (4) This easement will not prohibit the owners of Lot #28 from building a fence or other similar structure on the strip of land subject to the easement.

This is improved property, known as 5403 Stanford Drive.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Gray Palmer and wife, Nancy Keen B. Palmer, their heirs, successors, and assigns, forever.

And we, Livingfield More, Mary Palmer Daniel Thompson, Mason Daniel Barrett, Jaquelin James Daniel, John Gray Palmer, Ophelia Palmer Thompson Paine, Margaret Allison Thompson, Emily Overton Thompson Brooks, Alex Stokes Palmer and Joseph B. Palmer, IV do covenant with the said John Gray Palmer and wife, Nancy Keen B. Palmer 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 1984 taxes which have been prorated and assumed by buyer.

And we do further covenant and bind our heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said John Gray Palmer and wife, Nancy Keen B. Palmer, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

The undersigned, OVERTON THOMPSON, JR., as Executor of the Estate of Ophelia Palmer Stokes joins in this conveyance solely in his capacity as Executor of said Estate for the purpose of confirming that the said Estate has sufficient assets other than the property sold in this conveyance to satisfy all debts, taxes and legacies which may be due.

Witness our hands this 29 day of May, 1984.

Overton Thompson Jr.
OVERTON THOMPSON, JR., Executor of
the Estate of Ophelia Palmer Stokes

Mary Palmer Daniel Thompson
MARY PALMER DANIEL THOMPSON

MASON DANIEL BARRETT
By: Overton Thompson Jr. Atty in fact
MASON DANIEL BARRETT

~~JACQUELINE~~ JAMES DANIEL
By: Overton Thompson Jr. Atty in fact
JAQUELIN JAMES DANIEL

JOHN GRAY PALMER

Ophelia Palmer Thompson Paine
OPHELIA PALMER THOMPSON PAINE

MARGARET ALLISON THOMPSON
By: Overton Thompson Jr. Atty in fact
MARGARET ALLISON THOMPSON

EMILY OVERTON THOMPSON BROOK
By: Overton Thompson Jr. Atty in fact
EMILY OVERTON THOMPSON BROOKS

Alex Stokes Palmer
ALEX STOKES PALMER

Joseph B. Palmer IV
JOSEPH B. PALMER, IV

Livingfield More.
LIVINGFIELD MORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Catherine Lee Lawrence, a Notary Public of said County and State, OVERTON THOMPSON, JR., EXECUTOR OF THE ESTATE OF OPHELIA PALMER STOKES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Executor of the aforesaid Estate and that he executed the within instrument in his capacity as such Executor for the purposes stated.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of May, 1984.

Catherine Lee Lawrence
Notary Public

My Commission Expires: My Commission Expires NOV. 1, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Catherine Lee Lawrence a Notary Public of said County and State, MARY PALMER DANIEL THOMPSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of May, 1984.

Catherine Lee Lawrence
Notary Public

My Commission Expires: My Commission Expires NOV. 1, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29 day of May, 1984, before me personally appeared, OVERTON THOMPSON, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of MASON DANIEL BARRETT and who acknowledged that he executed the same as the free act and deed of said MASON DANIEL BARRETT.

Catherine Lee Lawrence
Notary Public

My Commission Expires: My Commission Expires NOV. 1, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29 day of May, 1984, before me personally appeared, OVERTON THOMPSON, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of JACQUELINE JAMES DANIEL, and who acknowledged that he executed the same as the free act and deed of said JACQUELINE JAMES DANIEL.

Catherine Lee Lawrence
Notary Public

My Commission Expires: My Commission Expires NOV. 1, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan, Jr., a Notary Public of said County and State, JOHN GRAY PALMER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 1984.

Robert N. Buchanan, Jr.
Notary Public

My Commission Expires: April 17, 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Catherine Lee Lawrence a Notary Public of said County and State, OPHELIA PALMER THOMPSON PAINE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of May, 1984.

Catherine Lee Lawrence
Notary Public

My Commission Expires: My Commission Expires NOV. 1, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29 day of May, 1984, before me personally appeared, OVERTON THOMPSON, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of MARGARET ALLISON THOMPSON and who acknowledged that he executed the same as the free act and deed of said Margaret Allison Thompson.

Catherine Ann Lawrence
Notary Public

My Commission Expires: My Commission Expires NOV. 1, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29 day of May, 1984, before me personally appeared, OVERTON THOMPSON, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of EMILY OVERTON THOMPSON BROOKS, and who acknowledged that he executed the same as the free act and deed of said EMILY OVERTON THOMPSON BROOKS.

Catherine Ann Lawrence
Notary Public

My Commission Expires: My Commission Expires NOV. 1, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan, III, a Notary Public of said County and State, ALEX STOKES PALMER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 1984.

Robert N. Buchanan, III
Notary Public

My Commission Expires: 4-17-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, JOSEPH B. PALMER, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of May, 1984.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert V. Buchanan, Jr., a Notary Public of said County and State, LIVINGFIELD MORE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 1984.

Robert V. Buchanan, Jr.
Notary Public

My Commission Expires: 4-17-88

I 2671 IDENTIF. REFERENCE
JUN 4 4 13 PM '84

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6307 PAGE 852

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			275000.00- CONT.	
			715.00 CSTAX	
			.50 PRFEE	
			24.00 WDEED	
			CHECK	739.50-
2105806/04/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 6 7 1 1

IDENTIF. REFERENCE

JUN 4 12 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0041489