WARRANTY DEED

Mail

FROM: James W. Porter, and wife, Emily Porter

TO: Miller G. Kimbrough, Jr., and wife, Carolyn L. Kimbrough

THIS INSTRUMENT PREPARED BY:
JAMES W. PARNELL, Attorney
130 4th Ave., S., Suite 200
Franklin, TN 37064
(615) 794-1333

Address New Owner(s) as Follows: Send Tax Bills To:

Miller G. Kimbrough, Jr.
3401 West End Ave.
Suite 204
Nashville, TN 37203

Same

Map Parcel Nos.:
144-77

Field Book Nos.
FH 08985

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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The actual consideration or value, whichever is greater for this transfer is $100,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO before me, this the 6 day of June, 1984.

NOTARY PUBLIC

My Commission Expires: 6-23-85

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James W. Porter and wife, Emily Porter, have bargained and sold, and by these presents do transfer and convey unto the said Miller G. Kimbrough, Jr., and wife, Carolyn L. Kimbrough, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being described as follows:

BEGINNING at a point in the southwesterly margin of Tyne Boulevard, said point being the northwesterly corner of the property conveyed to Alice Caldwell Porter of record in Book 5491, page 710, said Register's Office; thence with Alice Caldwell Porter's northwesterly line S 35 degrees 30' W 1301.32 feet to a point in the northeasterly line of the Steagall Rowland by deed of record in Book 4575, page 546, said Register's Office; thence with said northeasterly line N. 58 degrees 42' W 330.56 feet to a point in the southeasterly line of the remaining property of Robert A. Porter and wife, Alice C. Porter; thence with the southeasterly line N 38 degrees 17' E 1375.03 feet to a point in the southwesterly margin of the said Tyne

Boulevard; thence with said southwesterly margin S 38 degrees 03' E 72.27 feet, S 46 degrees 20' E 190.71 feet, and S 50 degrees 38' E 5.00 feet to the point of beginning, and containing 395,706 square feet or 9.1 acres, more or less.

Being the same property conveyed to James W. Porter by deed from Robert A. Porter, III and James W. Porter of record in Book 5491, page 704, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Miller G. Kimbrough, Jr., and wife, Carolyn L. Kimbrough, their heirs, successors, and assigns, forever.

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And James W. Porter and wife, Emily Porter, does covenant with the said Miller G. Kimbrough, Jr., and wife, Carolyn L. Kimbrough, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as follows:

1) Said property is subject to the 1984 state and county taxes, which have been prorated and will be paid by the Grantee in full when due.

2) Subject to the flow of an unnamed creek over so much of the property as may lie therein.

~~3) Subject to an easement for water main of record in Book 782, page 519, Register's Office for Davidson County, Tennessee.~~

And James W. Porter and wife, Emily Porter, do further covenant and bind themselves, their heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said Miller G. Kimbrough, Jr., and wife, Carolyn L. Kimbrough, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 18th day of May, 1984.

James W Porter
JAMES W. PORTER

Emily Porter
EMILY PORTER

I 2 8 0 9 5

IDENTIFICATION REFERENCE

JUN 11 9 53 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF FLORIDA)
)
COUNTY OF Manatee)

Before me, Susan Bishop, a Notary Public of the State and County aforesaid, personally appeared James W. Porter with whom I am personally acquainted, and who acknowledged that he executed the within Warranty Deed for the purposes herein contained.

Witness my hand and seal at office in Franklin, Tennessee, this the 18 day of May, 1984.

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Susan Bishop
NOTARY PUBLIC

My Commission Expires: Notary Public, State of Florida at Large My Commission Expires July 23, 1985

STATE OF FLORIDA)
)
COUNTY OF Manatee)

Before me, Susan Bishop, a Notary Public of the State and County aforesaid, personally appeared Emily Porter, with whom I am personally acquainted, and who acknowledged that she executed the within Warranty Deed for the purposes herein contained.

Witness my hand and seal at office in Franklin, Tennessee, this the 18 day of May, 1984.

Susan Bishop
NOTARY PUBLIC

My Commission Expires: Notary Public, State of Florida at Large My Commission Expires July 23, 1985

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			100000.00- CONT.	
			260.00 COTAX	
			.50 PRFEE	
			9.00 MRECD	
			CHECK	869.50-
			370700676/11/04 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 2 6 0 9 5

IDENTIF. REFERENCE

JUN 11 9 53 AM '04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0042824