Owner and Tax Bills the Same
J.W. Warner, III
7218 Chickering Road
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Morton B. Howell, Attorney
400 Court Square Building
Nashville, Tennessee 37201

DEED

THIS DEED OF CONVEYANCE, made by J.W. Warner, III, hereinafter called Grantor, to Joyce Walne Warner, his wife, hereinafter called Grantee,

W I T N E S S E T H:

THAT, WHEREAS, Grantor is the owner of certain improved real property lying in the City of Belle Meade, Davidson County, Tennessee, in fee simple, same consisting of two tracts, hereinafter described, the first tract having been acquired by bequest from the mother of Grantor, the second by gift from the sister of Grantor; and

WHEREAS, in order to provide for the future security of Grantee, and to assure her a place of residence without interruption in the event of the untimely or unexpected death of Grantor, and for other good, valid and sufficient consideration and reasons, Grantor intends and wishes to create in himself and Grantee an estate by the entireties in the aforementioned property, same having been their residence since 1975;

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING PREMISES and in consideration of his love and affection for Grantee, his spouse, Grantor does hereby convey to Grantee an interest as tenant by entireties with him in and to the following described tracts of land, lying the City of Belle Meade, Davidson County, Tennessee, and described more particularly as follows:

TRACT 1

(Metro Map Parcel 130-14-0 013.00 consisting of 8.63 acres more or less)
Being a tract of land in the Seventh, formerly the Eleventh civil district of Davidson County, being parts of blocks "H and I" on the map of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, described accordingly to a survey made by Z.J. Wilkinson, surveyor, May 22, 1940, as follows:

Beginning at a spike in Belle Meade Pike [now Chickering Road] at a point opposite the northwest corner of the property conveyed to Cornelia Folk Stevens by deed from Edwin Warner

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and wife, of record in Book 1082, page 182, said Register's Office; thence with the center of said pike north 16 degrees, 15' east 311.7 feet to another spike; thence north 89 degrees, 15' east 1867 feet to a stake; thence south 3 1/2 degrees west, 433.5 feet to a stake at the northeast corner of said Stevens' property; thence with said Stevens' northerly line, north 86 degrees, 30' west, 1878 feet to the beginning, containing 15.99 acres, more or less.

Being part of the property conveyed to Edwin Warner by deed from the Guaranty Title Trust Company of record in Book 980, page 482, said Register's Office, and special reference is hereby made to the restrictive covenants made therein.

And being the same property conveyed to J.W. Warner, Jr. and wife, Kate Badger Warner, by deed of record in Book 1148, page 201, Register's Office of Davidson County, Tennessee, and being the same property conveyed to Grantor by holographic codicil to the Last Will and Testament of Kate Badger Warner recorded in Will Book 114, page 17, Office of the Clerk of the County Court of Davidson County, Tennessee, a certified copy of same having been recorded in Book 5723, pages 602-605, inclusive, of said Register's Office;

Included in the tract hereinabove described, but excluded from this conveyance is that tract described in a certain conveyance made by Grantor and his sister, Ellen Warner Hudson, as tenants in common in equal shares, to Belle Meade Properties, II, said deed being dated 10 August, 1982, and the property therein conveyed being described as follows:

Land in Davidson County, Tennessee, being part of Tract II on a plan of resubdivision of parts of Block "H and I" on a plan of Belle Meade, No.2, page 51, R.O.D.C., said resubdivision plan being of record in Book 4675, page 123, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by Miller/Wihry/Lee, Inc. on August 2, 1982, as follows:

Beginning at a point, said point being south 04 degrees, 20' 55" west a distant of 433.21 feet from a corner post, said corner post being the southeasterly corner of Belle Meade Block II, Section X of record in Book 2900, page 112, R.O.D.C.; said point of beginning also being the southeast corner of a tract conveyed to Gus D. Kuhn, Jr., and wife, Barbara J. Kuhn, by deed of record in Book 4727, page 715, R.O.D.C.; thence south 04 degrees, 20' 55" west a distance of 433.21 feet to a point, being the northeasterly corner of a tract conveyed to Cornelia Folk Stevens by deed of record in Book 1082, page 182; thence with the northerly line of said Stevens' property, north 85 degrees, 12'9" west a distance of 740.00 feet to a point; thence on a new line north 04 degrees, 34'1" east a distance of 380.73 feet to a point in southerly line of said Kuhn property; thence south 89 degrees 16'7" east a distance of 740 feet to a point of beginning containing 6.9 acres, more or less.

Being part of the property conveyed to J.W. Warner, III, and Ellen Warner Hudson, as tenants in common, in equal shares by deed from Kate Badger Warner, surviving widow of J.W. Warner, Jr., who died May 8, 1968, of record in Book 4833, page 621, R.O.D.C; and

TRACT II

(Metro Parcel No. 130-14-0 041.00)
Being a certain tract of land containing .11 acres, more or less, and described according to a survey made by David B. Smith, Tennessee No. 1409, dated 23 September, 1982, and recorded in Book 5200, page 452, Register's Office of Davidson County, Tennessee, designated as Parcel No. N08-Not A Building Site, on the subdivision plat for Town Properties, Inc., known as Chancery South, and shown on said survey and described as follows:

Beginning at a point marked by an iron pin in the north boundary of the property of Cornelia Folk Stevens as same is described by deed of record in Book 1082, page 182, R.O.D.C., being the southeast corner of the property herein conveyed, and running from said point, in said line, the south line of the tract herein conveyed, north 85 degrees, 5'32" west 10 feet to a point, also marked by an iron pin; thence north 4 degrees, 39'19" east, 381.66 feet more or less to a new iron pin; thence south 89 degrees, 9'2" east, 10 feet to a new iron pin, the northeast corner of the property herein conveyed, and located in the south boundary of Gus D. Kuhn, Jr.; thence south in a line parallel to the western boundary of the tract herein conveyed 96.66 feet more or less to a point, thence continuing with said line 285 feet more or less to the point of beginning.

Being the remaining portion of the property conveyed by Kate Badger Warner to J.W. Warner, III, and Ellen Warner Hudson by deed of record Book 4833, page 621, Register's Office of Davidson County, Tennessee.

The property described above as Tract II is unimproved, without access to a public street, and is not a building site, but immediately adjoins property already owned by J.W. Warner, III, Grantor, fronting on Chickering Road.

All of said property described hereinabove is conveyed subject to such limitations, restrictions and encumbrances applicable thereto as may affect said premises.

TO HAVE AND TO HOLD an interest in said two tracts to the said Joyce Walne Warner, as tenant by the entirety with J.W. Warner, III, it being expressly herein stated by Grantor to be his intention to create such estate, as is provided and allowed by Tennessee Code Annotated Section 6-1-109.

IN WITNESS WHEREOF Grantor has hereunto set his hand this 3rd day of July, 1984.

J.W. Warner III

J.W. WARNER, III

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $0.

Affiant J.W. Warner, III

SWORN TO AND SUBSCRIBED
BEFORE ME this 3rd day of July, 1984.

Mary Helen Maupin
Notary Public

My Commission expires: 7/16/84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the within named bargainor, J.W. Warner, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Mary Helen Maupin
Notary Public

My Commission expires: 7/16/84

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IDENTIF. REFERENCE

JUL 5 3 52 PM '84

FELIX Z. WILLOUGHBY II REGISTER
DAVIDSON COUNTY, TN