THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:

Ronald S. Nunn, Trustee
6895 Edmondson Pike
Brentwood, TN 37027

SEND TAX BILLS TO:

Same

MAP-PARCEL NUMBERS:

187-12 50-21851
187-40 50-21870
32-3.00

WARRANTY DEED

BOOK 6419 PAGE 493

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, O. D. Guthrie, Jr. and wife, Anne G. Guthrie, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ronald S. Nunn, Trustee, with full power to sell, mortgage, or otherwise encumber, without the joinder of any beneficiary, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson and Williamson County, State of Tennessee, described as follows: To-Wit:

SEE ATTACHED FOR LEGAL DESCRIPTION.

This conveyance is made subject to a cemetery located on subject property, the flow of Indian Creek across so much of the premises as may lie therein, and to the right-of-way of Kidd Road across so much of the premises as may lie therein.

I G I 4 8 4

IDENTIFICATION REFERENCE

Nov 5 11 25 AM '84

DAVIDSON COUNTY, TN

This is (un)improved property, known as 165.15 acres, more or less, Davidson and Williamson Counties, 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 Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 2nd day of November, 1984.

O. D. Guthrie, Jr.

Anne G. Guthrie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of November, 19 84, before me personally appeared O. D. Guthrie, Jr. and Anne G. Guthrie, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 11-17-84

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President for other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

BOOK 6419 PAGE 494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Affiant

Subscribed and sworn to before me, this the 2nd day of November, 1984.

My Commission Expires: 11-17-84

_____
Notary Public

ILLINOIS, JR. NOTARY PUBLIC AT LARGE STATE OF IL

WARRANTY DEED

from:
O. D. GUTHRIE, JR. ET UX

to:
RONALD S. NUNN, TRUSTEE

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

LAND in the 5th Civil District of Davidson County and the 17th Civil District of Williamson County, Tennessee, described as follows:

BEGINNING at a nail in the center line of Kidd Road being the SW corner of property of Charles Willard Fann and a SE corner of this tract; thence with the center line of said road, the following calls and distances to nails: N 83° 10' W, 226.8 feet; N 82° 12' W, 273.0 feet; and N 71° 35' 30" W, 140.2 feet being a SW corner of this tract; thence leaving road with the easterly and northerly lines (fenced) of James C. McCanless, the following calls and distances: N 4° 50' E, 1,510.9 feet to a pin by corner post; N 81° 36' W, 468.8 feet to a point in fence line; and N 83° 35' W, 693.1 feet to a pin in fence corner being a SE corner of this tract; thence with the easterly line (fenced) of Frank A. Millraney, N 6° 15' E, 922.1 feet to a pin in fence corner; thence with the easterly line (fenced) of Gene Smith, N 4° 58' E, 638.4 feet to a pin by corner post being a NW corner of this tract; thence with the southerly and easterly lines (fenced) of Edward Walter Hill, S 82° 45' E, 1,112.8 feet to a pin by corner post and N 6° 34' E, 1,195.3 feet to a pin by corner post being a NW corner of this tract; thence with the southerly line of Mary Ann Smith (fenced), S 83° 10' E, 865.5 feet to a point in fence line; thence continuing with Smith's line and the southerly lines of Elizabeth Cook Pendergrass and Gordan T. Wheeler, S 84° 32' E, 1,492.6 feet to a pin by corner post being the NE corner of this tract; thence with the westerly line of property of Gordan T. Wheeler and property of Harold F. Cooke (fenced), S 4° 15' W, 888.5 feet to a pin in line with fence; thence with the westerly line of property of William J. Slaughter and property of Roberta McFarland (fenced), S 6° 00' W, 651.9 feet to a pin by a planted stone in line with fence line being a SE corner of this tract; thence with the northerly line (fenced) of William Guthrie (fenced), N 84° 32' W, 583.2 feet to a point in fence line; thence continuing with Guthrie's line and the northerly line of Charles Willard Fann (fenced), S 83° 39' W, 1,140.7 feet to a pin by corner post; thence with the westerly line (fenced) of aforementioned Fann, the following calls and distances: S 4° 36' W, 1,046.9 feet to a pin by a 12 inch stump in fence line; S 57° 34' W, 10.7 feet to a pin by corner post; and S 4° 53' W, 1,717.5 feet to the Beginning, containing 165.15 acres, more or less, according to survey of Robert E. Francis dated September 18, 1984.

Together with a 20 foot easement for ingress and egress appurtenant to subject property for access to Burkett Road, said easement being located at the northeasterly corner of subject property and extending northwardly, along the easterly line of the Gordan T. Wheeler property, 1,374 feet to the center line of Burkett Road and being of record in Book 1971, page 532, Register's Office for Williamson County, Tennessee.

BEING the same property conveyed to O. D. Guthrie and wife, Mary Rebecca Guthrie by Deed from J. C. Dale, Jr., Clerk and Master, of record in Book 1113, page 505, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Oscar D. Guthrie, Sr., a one-half undivided interest; and to Oscar D. Guthrie, Jr. and wife, Anne G. Guthrie, as tenants by the entirety, a one-half undivided interest by Deed from B. H. McFarlin and wife, Evie C. McFarlin of record in Deed Book 95, page 291, Register's Office for Williamson County, Tennessee, and of record in Book 6402, page 328, Register's Office for Davidson County, Tennessee. The said Mary Rebecca Guthrie has since died. Oscar D. Guthrie, Sr., also known as O. D. Guthrie, Sr., subsequently died testate and by Will of record in Will Book 72, page 465, Probate Court for Davidson County, Tennessee, subject property was devised to the said O. D. Guthrie, Jr., also known as Oscar D. Guthrie, Jr. Said Will was also recorded in Book 499, page 164, Register's Office for Williamson County, Tennessee.

4573

OFFICIAL RECEIPT

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

BOOK 6419 PAGE 496

RECEIVED OF _____

FOR _____

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- CAMT.
299.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 308.50-
4673A11/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 1 4 8 4

IDENTIF. REFERENCE

Nov 5 11 26 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0082797