| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Larry James Rice (NAME) | same (NAME) | Map 187 |
| 508 Bel Air Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Part of Parcel 40 |
| Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

THIS INSTRUMENT PREPARED BY
C. EDWARD COOMER
~~M. NORRIS JENKINS~~, ATTORNEY
COOMER & JENKINS
4015 TRAVIS DRIVE
NASHVILLE, TENNESSEE 37211

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 18,000.00 Ronald S. Nunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF December 19 84

My Commission Expires October 10, 1985

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**For and in Consideration of** the sum of ten and 00/100 ($10,000.00)----------

---------- **DOLLARS**

cash in hand paid by Larry James Rice, the Grantee, to Ronald S. Nunn, Trustee, the Grantor, the receipt of which is hereby acknowledged and other good and valuable considerations,

I, Ronald S. Nunn, Trustee, with power to sell or convey without joinder of any beneficiary, the Grantor

**have bargained and sold, and by these presents do transfer and convey unto the said**

Larry James Rice, the Grantee, his

**heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Tract No. 5 in the 5th Civil District of Davidson County, Tennessee, and described on an unrecorded survey by Robert E. Francis, Surveyor, (License No. 669) dated September 18, 1984, and revised November 20, 1984, as follows:

Beginning at a pin, said pin being located from a pin in the center line of Kidd Road (Williamson County) being the SW corner of property of Charles Willard Fann (Deed Book 102, page 209, R.O.W.C.) thence leaving said road N4°53'E 1,717.5' to a pin by corner post; N57°34'E 10.7' to a pin by a 12" stump in fence line; and N5°10'E 335.62' to a pin in the center line of a 50' wide private road being the SE corner of this tract; and thence beginning this survey N84°11'13"W 645.8' to a pin; and being the SW corner of this tract; thence N5°06'49"E 674.9' to a pin being the NW corner of this tract; thence S87°42'38"E 646.56' to a pin being the NE corner of this tract; and thence S5°10'W 694.8' to the beginning, containing 10.0 acres more or less.

Being part of the same property conveyed to Ronald S. Nunn, Trustee, from O. D. Guthrie, Jr. and wife, Anne G. Guthrie, by deed of record in Book 6419, page 493, Register's Office for Davidson County, Tennessee, and Book 502, page 122, Register's Office for Williamson County, Tennessee.

Included in this conveyance is a permanent easement 50' in width for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, page 461, Register's Office for Davidson County, Tennessee, and Book 504, page 499, Register's Office for Williamson County, Tennessee.

12/19 35.30 CHECK

6463

Included in this conveyance is a permanent easement 50' in width for ingress and egress from the land herein conveyed to the private roadway mentioned above. This easement is described by instrument of record in Book 6444 page 172 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements for private roadway construction and maintenance across that portion of this land lying within those permanent easements for private roadways described by instrument of record in Book 6436, page 461, R.O.D.C., TN, and Book 504, page 499, R.O.W.C., TN, and by separate instrument of record in Book page R.O.D.C., TN.

This conveyance is also made subject to certain restrictive covenants of record in Book 6436, page 454, R.O.D.C., TN, and Book 504, page 496, R.O.W.C., TN.

This conveyance is made subject to separate Land Owners Associations created for the purpose of constructing and maintaining private roadways and of record in Book 6436, page 461, R.O.D.C., TN, and Book 504, page 499, R.O.W.C., TN, and of record in Book 6444 page 172 R.O.D.C., TN. In partial consideration for this conveyance the Grantees agree to abide and comply with the terms, conditions and requirements of said two (2) separate Land Owners Associations.

Larry James Rice
Grantee

Grantee

This is [unimproved (x)] [improved ( )] property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Larry James Rice, the Grantee, his heirs and assigns, forever.

And I do covenant with the said Larry James Rice, the Grantee, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Ronald S. Nunn, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Larry James Rice, the Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 18 day of December, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

I 7 1 0 2 0

IDENTIF. REFERENCE

DEC 18 3 05 PM '84

REGISTER DAVIDSON COUNTY, TN

RUSH

Ronald S. Nunn
RONALD S. NUNN, Trustee

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald S. Nunn, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of Demember, 1984

Notary Public

My Commission Expires OCT. 20, 1985
Commission Expires

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this

day of , 19

, Notary Public

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19

, Notary Public.

Commission expires

**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 | 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 |
|---|---|---|---|---|

18000.00- CAMT.
46.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 56.30-
6463A12/18/84 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I: 7: 1: 0: 2: 0:

IDENTIF. REFERENCE

DEC 18 3 05 PM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

**No. 94266**