THIS INSTRUMENT PREPARED BY:
DOUGLAS A. BRACE
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd. FLOOR, L & C TOWER
NASHVILLE, TENN. 37219

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BOT 36

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
94-13-119	Carey R. Gates 323 Hermitage Avenue Nashville, TN	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 323 Hermitage Avenue	LOAN OR ACCOUNT NO. PROPERTY IS XX IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

KIMBRO OIL COMPANY, A Tennessee corporation

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CAREY R. GATES

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Plan of Hermitage Addition Subdivision, Block "L", Second Revision of part of Lots 11, 12, 13, 14 and 15 of record in Book 4770, page 196, described as follows:

BEGINNING at a concrete monument in the southeasterly margin of Hermitage Avenue at the entrance of Little Green Street; thence with the margin of said Avenue, north 57 degrees east 142.99 feet to a monument; thence south 47 degrees 01 minutes east 115.44 feet to an iron pin; thence south 57 degrees west 175 feet to an iron pin in the northeasterly margin of Little Green Street; thence with the same, north 47 degrees 01 minutes west 83.44 feet to an iron pin at the beginning of a curve; thence around said curve, northwesterly 45.38 feet to the point of beginning.

Together with a 10 foot easement for construction and maintenance of a sewer line over the rear of the remainder of the property of Fred (Felix F.) Walker and wife, Betty Jo Walker, as set out in the deed in Book 4607, page 574.

Being the same property conveyed to Kimbro Oil Company, a Tennessee corporation, by Deed from H & W Energy, Inc., as of record in Book 6356, page 585, Register's Office for Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1985 taxes which Grantee assumes.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of January, 1985.

KIMBRO OIL COMPANY, A Tennessee Corporation

BY: Harlon J. Kimbro, Sr.
Harlon J. Kimbro, Sr. President

3271

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Margaret M. Solomon, a Notary Public in and for the State and County aforesaid, personally appeared the within named Harlon J. Kimbro Sr.

the bargainor(s), 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 the 1st day of May, 1985.

My commission expires: July 27, 1986

Margaret M. Solomon
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Before me, Margaret M. Solomon, a Notary Public in and for the State and County aforesaid, personally appeared the within named Harlon J Kimbro Sr

the bargainor(s), 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,
this, the 1st day of May, 1985.

My commission expires: July 27, 1986

Margaret M. Solomon
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 1985

MY COMMISSION EXPIRES: July 27, 1986 (AFFIX SEAL)

Margaret M. Solomon
Notary Public

WARRANTY DEED

FROM

KIMBRO OIL COMPANY, A

TO

Tennessee Corporation

Carey R. Gates

J 0 8 5 7 6

IDENTIF. REFERENCE

MAY 30 10 36 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Bdy 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harlon J. Kimbro, Sr. with whom I am personally acquainted, and who upon oath acknowledged himself to be the President of KIMBRO OIL COMPANY, A Tennessee corporation, a corporation, the bargainor, and that he, as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Harlon J. Kimbro, Sr. as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at Nashville, Tennessee, this, the 1st day of May, 1985.

My commission expires: July 27, 1986

Margaret M. Solomon
Notary Public

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

35000.00- CAMT.
91.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 97.50-
2671 A05/30/85 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 8576

IDENTIF. REFERENCE

MAY 30 10 36 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139239