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This Instrument prepared by:

John C. Callison
Associate General Counsel
Vanderbilt University
Box 506, Peabody Campus
Nashville, Tn 37203

Warranty Deed

Address of New Owners:	TAX BILLS To:	MAP AND PARCEL:
Josiah B. Hibbitts, III and Carla W. Hibbitts, 8606 Newsom Station Rd. Kingston Springs, TN 37082	Same	Part of Map 126 Parcel 50

FOR AND IN CONSIDERATION of Seventy Thousand and No/100 Dollars ($70,000.00), payable in accordance with the terms and conditions of a promissory note of this same date, the receipt and sufficiency of which is hereby acknowleged, Joe M. Strayhorn as the surviving trustee of a Trust dated December 31, 1973 (the "Trust"), on behalf of the Trust and the beneficiaries thereunder, has this date bargained and sold and by these presents does transfer and convey to Josiah B. Hibbitts III and Carla W. Hibbitts, as husband and wife, that certain real estate and improvements thereon, described as follows:

Being the parcel enclosed by boundary as shown on subdivision plat of Merrymount Acres, Section Five, Second Civil District, Twenty-third Councilmanic District, Nashville, Davidson County, Tennessee, a plan of which is recorded in Register's Office for said County in Plat Book 6250, page 416, to which plat reference is made.

Beginning at a monument on the north line of the dedicated Newsom Station Road right of way' thence north 01° 30' east, 201.67 feet to a monument; thence south 85° 23' east, 314.35 feet to a point; thence south 87° 25' east, 222.16 feet to a monument in the north line of the Newsom Station

Road dedication; thence, continuing the bearing, south 87° 25' east, 25.14 feet to center line of the Newsom Station Road dedication; thence southwestwardly with center line of the Newsome Station Road dedication, following a curve with delta angle of 75° 01' 14", radius of 200.00 feet, tangent of 153.52 feet, and curve length of 261.87 feet to a point; thence with center line of the right of way dedication, south 83° 20' west, 113. 83 feet to a point; thence westwardly with center line of the Newsom Station Road dedication, following a curve with delta angle of 8° 10', radius of 1,432.40 feet, tangent of 102.26 feet, and curve length of 204.17 feet to a point; thence with center line of the right of way dedication, north 88° 30' west, 74.81 feet to a point; thence following the initial bearing, north 01° 30' east, 25.00 feet to the point of beginning, containing 103,002 square feet or 2.36 acres.

The above described property is part of the same property conveyed to Joe M. Strayhorn and William David Strayhorn, Sr., co-trustees, by deed from Joe M. Strayhorn, Williams David Strayhorn, Sr., Eugene H. Strayhorn and Mrs. Joseph Walsh, of record in Book 4785, page 917, R.O.D.C.

Said property is subject to a five (5) foot easement for future widening of Newsom Station Road, and a twenty-five (25) foot right-of-way dedication for Newsom Station Road, as shown on the Plan of Record in Book 6250, Page 416, R.O.D.C.

Said property is improved property located at 8606 Newsom Station Road, Kingston Springs, Davidson County, Tennessee, 37082.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the Trust and Joe M. Strayhorn as Trustee, forever, and I convenant that I, as Trustee, am lawfully seized and possessed of said real estate in fee simple, have a good right to convey the same and that the same is unencumbered, except as indicated above.

I further covenant and bind myself as Trustee and the beneficiaries of the trust for which I am Trustee to warrant and forever defend the title to said real estate belonging to the Trust for which I am Trustee, against the lawful claims of all persons.

STATE OF TENNESSEE

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IN WITNESS WHEREOF, I have set my hand to this Warranty Deed as Trustee of the said Trust this 29th day of June, 1985.

Joe M. Strayhorn
Joe M. Strayhorn
Trustee

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

X Joe M. Strayhorn
Affiant

Subscribed and sworn to before me this 29th day of June, 1985.

John C. Callison
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 7/27/86

State of Tennessee)
County of Davidson)

Personally appeared before me, John C. Callison, a Notary Public in and for the said State and County, the within named Joe M. Strayhorn as Trustee of the Trust, the bargainor, with whom I am personally acquainted, and who acknowleged that he executed the within instrument as Trustee for the purposes contained therein.

Witness my hand this 29th day of June, 1985, at Nashville, Tennessee.

J 1:7 6.2 7.

IDENTIF. REFERENCE

JUL 2 8 55 AM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

John C. Callison
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires : 7/27/86

STATE OF TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

70000.00- CAMT.
182.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 191.50-
3852A07/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1; 7 6. 2 7

IDENTIF. REFERENCE

JUL 2 8 59 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150146