WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
(615) 822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,500
Geneva L Newbery
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October 1985.
B Edwards
Deputy Register

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

BOOK 6680 PAGE 938

The actual Consideration or Value, whichever is greater for this transfer is $_____.

Geneva L Newbery
Affiant

SWORN to and subscribed before me on this the 11 day of October, 1985.

M. D. Stewart
NOTARY PUBLIC

My Commission Expires: 1-18-87

Address New Owner: Geneva Louise Newberry
126 Rifle Range Rd. RT#2
Old Hickory, Tenn. 37138

Send Tax Bills To: SAME

Map-Parcel 63-4 Part of

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), CASH IN HAND PAID, by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **MARVIN SUMNER**, have bargained and sold, and by these presents, do transfer and convey unto **VERNON WADE SUMNER, CLYDE MAXEL SUMNER, GENEVA LOUISE NEWBERRY** and **MANILLA JUNE JAMES**, as tenants in common, GRANTEES, their heirs and assigns a certain parcel of land in Davidson County, Tennessee, described as follows:

PARTS of Tracts 6 and 7, according to an unrecorded plat of the Life & Casualty Subdivision Property, situated on the Southerly side of Old Hickory Boulevard, more particularly described as follows:

BEGINNING at a point in the westerly boundary of the Huffman land and being also the southeasterly corner of the Kimbrough land and running thence North 82 deg. 17 min. West a distance of 505.3 feet, part of said line being in the center of an unnamed road which is 30 feet wide and all of said line being on the southerly boundary of the Kimbrough land, to a point; thence North 53 deg. 17 min. West with Kimbrough's line a distance of 102 feet to a point; thence South 8 deg. West a distance of 1039 feet to a point in the original U. S. Government Reservation southerly boundary; thence South 56 deg. 46 min. East along said reservation boundary a distance of 149.9 feet to a concrete monument; thence North 86 deg. 17 min. East along said reservation boundary a distance of 696.6 feet to a point, being the southwesterly corner of the Baker land; thence with Baker's westerly boundary North 17 deg. 08 min. East a distance of 808.4 feet to a point, being the southeasterly corner of the Huffman land; thence with Huffman's southerly boundary North 82 deg. 52 min. West a distance of 375 feet to a point, being Huffman's southwesterly corner; thence North 16 deg. 43 min. East with Huffman's westerly boundary a distance of 126.7 feet to the point of beginning, comprising an area of 19.2 acres, more or less.

BEING the same property conveyed to MARVIN SUMNER and wife, MARIE SUMNER by Installment Deed from the LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE, INC. of record in Book 989, Page 214, Register's Office for Davidson County, Tennessee. The said MARIE SUMNER having since died.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT SPECIFICALLY EXCLUDED IS that parcel of land conveyed to ALLIE B. BROOKS and wife of record in Book 1055, Page 234, Register's Office for Davidson County, Tennessee, and described as follows:

LAND in Davidson County, Tennessee and being parts of tracts 6 and 7, according to an unrecorded plat of the Life & Casualty Subdivision Property situated on the southerly side of Old Hickory Boulevard, more particularly described as follows:

BOOK 6680 PAGE 939

BEGINNING at a point in the original U. S. Government line and the Theo Baker corner; thence South 86 deg. 17 min. West 489.1 feet to a point in said U. S. Government line; thence North 11 deg. 29 min. East a distance of 1007 feet to a point in the center of an unnamed 30 foot road; thence South 82 deg. 17 min. East a distance of 193.5 feet to a point in Huffman's westerly line, said point being the southeasterly corner of Kimbrough's land; thence South 16 deg. 43 min. West a distance of 126.7 feet to a point, being the southwesterly corner of Huffman's land; thence South 82 deg. 52 min. East a distance of 375 feet to a point in the Theo Baker's westerly line; thence South 17 deg. 8 min. West a distance of 808.4 feet to the point of beginning, comprising an area of 10.438 acres, more or less.

The said GRANTOR, **MARVIN SUMNER**, reserves unto himself a life estate in said above described property as long as he shall live, with the right to occupy and use said property as his own during his lifetime.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, except as to the reservation of the life estate as above set forth.

AND I DO COVENANT with the said GRANTEES, 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 DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand and seal on this the 11 day of October, 1985.

Witness: J. McClintock
1100 Donelson Ave.
Old Hickory Tn 37138

Witness: E. Couch
1100 Donelson Ave
Old Hickory, Tn 37138

(his X mark) Marvin Sumner
MARVIN SUMNER

FELIX R. WILSON III REGISTER DAVIDSON COUNTY, TN
Oct 1 2 46 PM '85
IDENTIFICATION REFERENCE
44048

STATE OF TENNESSEE

COUNTY OF Davidson

PERSONALLY appeared before me, undersigned, a Notary Public in and for said County and State, the within named, MARVIN SUMNER, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Old Hickory, Tennessee, this the 11 day of October, 1985.

M. J. McClintock
NOTARY PUBLIC

My Commission Expires: 1-15-87

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6680 PAGE 940

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

85000.00- CAMT.
223.08 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 229.58-
6020A 10/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44048.

IDENTIFICATION REFERENCE

OCT 11 2 46 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 181521