Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
P. O. Box 1189
Madison, Tennessee 37116-1189

New Owner:	Send Tax Bills To:	Map/Parcel #:
HERBERT G. WARDEN, JR.	SAME	Map 67
Route 3, Box 4873 Old Hickory Boulevard		Parcels 75 & 97
Nashville, TN 37218		13D-49050 13D-49060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN & 00/100 DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **SARAH ANNE JONES, a widow**, have this day bargained and sold, and by these presents do transfer and convey unto HERBERT G. WARDEN, JR., his heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

TRACT NO. I:
A certain tract or parcel of land located in the 13th (old 25th) Civil District of Davidson County, Tennessee, and bounded as follows:

BEGINNING at a stone marker, Roger's southwest corner and the southernmost corner of the tract herein described; runs N. 67° W. 160 poles to a stake at the east edge of Cumberland River at the mouth of a drainage ditch; thence down the river along the Eastern low water line to points; N. 2½° W. 70 poles; N. 9° W. 31 poles to the mouth of a small branch, Farmer's corner; thence leaving the river with the branch, Farmer's boundary to points; S. 62° E. 14 poles; N. 34° E. 4 poles; S. 54½° E. 7 poles; S. 87½° E. 8.4 poles; S. 10° E. 18 poles to a stake, the SE corner of the 6¼ acre tract herein included in the north boundary of the original W. H. Hunt tract; thence N. 69¾° E. with Farmer's line 45 poles; N. 54¾° E. 23 poles; N. 75¾° E 48 poles; N. 88½° E. 45 poles; N 49¾° E. 88 poles to the center of Old Hickory Boulevard; thence with Old Hickory Boulevard and its meanders to points; S. 38° E. 14 poles; S. 27¼° E. 16.5 poles; S 8½° E. 13.6 poles; S. 5½° W. 8.4 poles to the N. E. corner of Roger's land; thence leaving the road and running with Roger's boundary line to points; N. 67° W. 33.4 poles, S. 38½° W. 6 poles; S. 27° W. 46 poles; S. 40° W. 20 poles; S. 43½° W. 23.4 poles to a hickory stump; S. 7½° E. 10 poles; S. 20° W. 8 poles; S. 26½° W. 40 poles to a pile of stones S. 18½° W. 19 poles to the beginning, containing 138 acres, more or less.

7937

TRACT NO. II:
LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by William M. Keel, Registered Land Surveyor, State of Tennessee, No. 990, dated April 30, 1981, as follows:

BEGINNING at an iron pin located (1) in the southerly line of that certain 138 acres, more or less, tract which was conveyed to Willard T. Shockley, Jr., and wife, by deed from Lampley McDonald, a widow, recorded in Book 2883, Page 345 in the Register's Office for said County, (2) North 87° 00' West 442.20 feet along the southerly line of said 138 acre tract from a stone marker at the southeast corner of said 138 acre tract, and (3) at an interior northeast corner of that certain 166.2 acres, more or less, tract which was conveyed to Mary Ann O'Connor by deed from Robert G. O'Connor, recorded in Book 5721, Page 74 in said Register's Office; thence with an interior easterly line of said 166.2 acre tract south 3° 00' west 300.3 feet to an iron pin at a corner of said 166.2 acre tract; thence with a northerly line of said 166.2 acre tract south 87° 00' east 167.34 feet; thence along a new line North 3° 00' east 300.3 feet to the southerly line of said 138 acre tract; thence with the southerly line of said 138 acre tract North 87° 00' west 167.34 feet to the point of beginning, containing 1.15 acres, more or less.

TRACT NO. III:
LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by William M. Keel, Registered Land Surveyor, State of Tennessee, No. 990, dated April 30, 1981, as follows:

BEGINNING at an iron pin located (1) in the southerly line of that certain 138 acres, more or less, tract which was conveyed to Willard T. Shockley, Jr., and wife, by deed from Lampley McDonald, a widow, recorded in Book 2883, page 345, in the Register's Office for said County, (2) North 87° 00' west 442.20 feet along the southerly line of said 138 acre tract from a stone marker at the southeast corner of said 138 acre tract, and (3) at the northwest corner of that certain 10 acres, more or less, tract which was conveyed to Jerry D. Wood, Sr., and wife, by deed from Etta Estelle Bess, recorded in Book 3703, Page 610 in said Register's Office; thence with the westerly line of said 10 acre tract South 3° 00' west 300.3 feet to an iron pin at the southwest corner of said 10 acre tract; thence along new lines north 87° 00' west 217.58 feet to an iron pin and north 3° 00' east 300.3 feet to an iron pin in the southerly line of said 138 acre tract; thence with the southerly line of said 138 acre tract South 87° 00' east 217.58 feet to the point of beginning, containing 1.5 acres, more or less.

TRACT NO. IV:
A certain tract or parcel of land situated in the 13th Civil District and the First Councilmatic District of Davidson County, Tennessee, and described generally as follows:

BEGINNING at a point in the westerly margin of Old Hickory Blvd. said point being situated at the intersection of Old Hickory Blvd. and the private gravel driveway of the property of W. T. Shockley, Jr.; thence southwardly along the westerly margin of Old Hickory Blvd., a distance of 315 feet to a point; thence westwardly back from Old Hickory Blvd. a distance of 415 feet to a point; thence northwardly

a distance of 315 feet to a point in the southerly margin of said private gravel driveway on the property of W. T. Shockley, Jr.; and thence eastwardly along the southerly margin of said private gravel driveway a distance of 415 feet to a point in the westerly margin of Old Hickory Blvd.; the point of beginning and containing 3.05 acres, more or less.

BEING the same property conveyed to Elree H. Jones, et ux, Sarah Anne Jones, by deed from Lillian Leone Felts Shockley, Unmarried, of record in Book 6170, Page 555, Register's Office for Davidson County, Tennessee. The said Elree H. Jones having since died.

TO HAVE AND TO HOLD said tract of land, together with all the estate, title and interest thereunto belonging unto the said HERBERT G. WARDEN, JR., his heirs and assigns, forever.

I covenant that I am lawfully seized and possessed of said real estate, have a good and perfect right to make this conveyance, and that the same is free and unencumbered.

And I agree and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said real estate unto the said HERBERT G. WARDEN, JR., his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and signature, this the 16th day of October, 1985.

Sarah Anne Jones
SARAH ANNE JONES

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, SARAH ANNE JONES, a widow, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16th day of October, 1985.

Kathy J. Byers
Notary Public

My Commission Expires: 10/20/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 200,000.00 .

Herbert L. Woodall
Affiant

SWORN to and subscribed before me this 16th day of October, 1985.

Kathy J. Byers
Notary Public

My Commission Expires: 10/20/85

4553.4

IDENTIFICATION REFERENCE

OCT 18 11 23 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6685 PAGE 840

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

200000.00- CAMT.
520.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 532.50-
7837A10/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45534

IDENTIFICATION REFERENCE

OCT 18 11 23 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 183285