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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:
Ray G. Roberts and Gladys Roberts, husband and wife; Jeffry W. Roberts and Vickie K. Roberts, husband and wife; Stephen R. Roberts and Patricia L. Roberts, husband and wife; and Russell B. Roberts, a single person. 749 Georgetown Drive Nashville, TN 37205	Same	Part of Map 126 Parcel 50

FOR AND IN CONSIDERATION of Two Hundred and Fifty Thousand and No/100 Dollars ($250,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowleged, Joe M. Strayhorn, Alfred Strayhorn and William David Strayhorn, III as co-trustees of a Trust dated December 31, 1973 (the "Trust"), on behalf of the Trust and the beneficiaries thereunder, have this date bargained and sold and by these presents do transfer and convey to Ray G. Roberts and Gladys Roberts, husband and wife; Jeffry W. Roberts and Vickie K. Roberts, husband and wife; Stephan R. Roberts and Patricia L. Roberts, husband and wife; and Russell B. Roberts, a single person, that certain real estate and improvements thereon, described as follows:

Being in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, about 16 miles from Nashville, and about 1/4th of a mile from Newsom Station, and more particularly described as follows:

Being lot No. 1 on the plat of the land of Joseph M. Newsom, deceased, as recorded in Plan Book No. 1, on page 25, of the Chancery Court at Nashville, and one

of the lots numbered 7 on the Racy Hows Plan as recorded in the Register's Office of said County in Book No. 21, page 137, excepting therefrom three acres in the southwest corner of said lot No. 1 conveyed to W. C. Hutton by deed recorded in said Register's Office in Book No. 52, page 152.

Said first tract being further bounded and described as follows: Beginning at a point in the middle of the County Road at the northeast corner of said lot No. 1 and the south line of lot No. 5 on said Hows Plan and running thence with the middle of said road South 2-3/4 deg. East 78.51 poles to a turn in the road and continuing with the middle of said road about 83 1/2 deg. west 26 poles, south 89 1/2 deg. west 18 poles, north 83 1/2 deg. west 15 poles and north 66 1/2 deg. west 27 1/2 poles; thence leaving said road north 64 deg. west 13 poles to the east bank of the Big Harpeth River; thence down said river as follows: North 20 1/4 deg. west 20 poles, north 10 1/2 deg. west 53 poles; north 15 1/2 deg. east 24 poles and north 1 3/4 deg. west 57 poles to the intersection of said river with the middle line of Buffalo Creek; thence down said Creek with the middle line thereof as follows: South 31 1/2 deg. east 6 poles, south 52 1/2 deg. east 12 poles, south 69 1/4 deg. east 8 poles, north 2 1/2 deg. west 8 poles, north 65 3/4 deg. east 12 poles, south 52 3/4 deg. east 8 poles; north 49 1/2 deg. east 7 poles, north 9 3/4. east 7 poles, north 77 3/4 deg. east 6 poles and south 56 deg. east 11.3 poles; thence leaving said Creek south 1 1/2 deg. west with the west line of said lot No. 5, 84.75 poles to the southwest corner of said lot No. 5, being also the north line of said lot No. 1 and thence with the line between said lots numbered 1 and 5 south 88 deg. east 54 1/2 poles to the point of beginning, containing 81 acres, more or less.

Being the same property conveyed to Joe M. Strayhorn and William David Strayhorn, Sr., as co-trustees, by deed from Joe M. Strayhorn, William David Strayhorn, Sr., Eugene H. Strayhorn and Mrs. Joseph Walsh, of record in Book 4785, page 917, R.O.D.C., being the same property devised to Joe M. Strayhorn, William David Strayhorn, Sr., Eugene H. Strayhorn, and Mrs. Joseph Walsh by the Will of Willie C. Strayhorn of record in Will Book 76, page 402 Probate Court of Davidson County, Tennessee.

Less, and not included in this conveyance, that parcel of land and improvements thereon (otherwise forming a part of the above described tract of land) 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.

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.

This parcel of land and improvements thereon was previously conveyed by Joe M. Strayhorn, trustee, to Josiah B. Hibbitts and wife, Carla W. Hibbitts, by warranty deed of record in Book 6596, page 635, R.O.D.C.

Said property is unimproved property located on Newsom Station Road, Kingston Springs, Davidson County, Tennessee.

The conveyance hereunder shall be to the individuals listed above as tenants in common with Ray G. Roberts and his wife, Gladys Roberts, holding a one-quarter (¼) undivided interest; Jeffry W. Roberts and his wife, Vickie K. Roberts, holding a one-quarter (¼) undivided interest; Stephan R. Roberts and his wife, Patricia L. Roberts, holding a one-quarter (¼) undivided interest; and Russell B. Roberts, a single person, holding a one-quarter (¼) undivided interest.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to Joe M. Strayhorn, Alfred Strayhorn, and William David Strayhorn,

III as co-trustees, forever, and we convenant that we, as co-trustees, are 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.

Joe M. Strayhorn, Alfred Strayhorn and William David Strayhorn III as co-trustees further covenant and bind ourselves as co-trustees, our successors and representatives, and the Trust, to warrant and forever defend the title to said real estate to the said Ray G. Roberts and wife, Gladys Roberts; Jeffry W. Roberts and wife, Vickie K. Roberts; Stephan R. Roberts and wife, Patricia L. Roberts; and Russell B. Roberts, a single person, their heirs and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands to this Warranty Deed as co-trustees of the said Trust this 17th day of June, 1986.

Joe M. Strayhorn, Co-Trustee

Alfred Strayhorn, Co-Trustee

William David Strayhorn III
Co-Trustee

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State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Alfred Strayhorn
Affiant

Subscribed and sworn to before me this 17th day of June, 1986.

John C Callison
Notary Public

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, Alfred Strayhorn and William David Strayhorn III as Co-Trustees of the Trust, the bargainor, with whom I am personally acquainted, and who acknowleged that they executed the within instrument as Co-Trustees for the purposes contained therein.

Witness my hand this 17th day of June, 1986, at Nashville, Tennessee.

John C Callison
Notary Public

My Commission Expires : 7/27/86

IDENTIFICATION REFERENCE

JUN 18 8 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$0.50

11483

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
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			250000.00- CAMT.	
			650.00 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 665.50-	
			6616A06/18/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11483

IDENTIFY REFERENCE

JUN 18 8 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 260166