THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM: Louise Trail and Richard E. Gibson, Sr., Co-Executors of the Estate of Pearl Lucille Gibson, deceased ("GRANTORS")

TO: Mary Louise Trail, and husband Clarence J. Trail ("GRANTEES")

ADDRESS NEW OWNERS:
Mary Louise Trail, et vir.,
520 Franklin Limestone Road
Nashville, TN 37217

SEND TAX BILLS TO:
CLARENCE J. TRAIL
137 LAUREL WAY
VERSAILLES, KY 40383

MAP AND PARCEL NO: 135-37

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY THOUSAND, TWO HUNDRED AND 00/100 DOLLARS ($20,200.00) cash in hand paid by Mary Louise Trail and husband, Clarence J. Trail, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we Louise Trail and Richard E. Gibson, Sr., Co-Executors of the Estate of Pearl Lucille Gibson, deceased, have bargained and sold and by these presents, do transfer and convey unto the said Mary Louise Trail and husband, Clarence J. Trail, as tenants by the entireties, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in the 2nd. Civil District of Davidson County, Tennessee, and being more particularly described as follows:
>
> Beginning at a point on the N.W. corner in the center of the Franklin Crusher Road and running in a Northerly direction with the center of said road 105 feet to a point in the center of said road; thence in an Easterly direction 210 feet to a stake; thence in a Southerly direction 105 feet to a stob; thence in a Westerly direction 210 feet to the beginning and containing one acre more or less.
>
> Being the same property conveyed to N. M. Gibson and wife, Pearl L. Gibson, by deed from T. B. Hill and wife, Kate Hill, of record in Book 1907, page 428, Register's Office of Davidson County, Tennessee. The said N. M. Gibson and Pearl L.Gibson having since died.

4665

And being the same property vested in Louise Trail and Richard E. Gibson, Sr., Co-Executors under the Will of Pearl Lucille Gibson, (being one and the same person as Pearl L. Gibson) of record in Will Book 154, Page 17, Probate Court Clerk's Office for Davidson County, Tennessee, and by Order of the Probate Court, No. 77989, of record in Minute Book 305, Page 262, said Probate Court Clerk's Office.

This is improved property known as 520 Franklin Limestone Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary Louise Trail and husband, Clarence J. Trail, their heirs and assigns, forever.

And we do covenant with the said Mary Louise Trail and husband, Clarence J. Trail, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Louise Trail and Richard E. Gibson, Sr., Co-Executors of the Estate of Pearl Lucille Gibson, deceased, do further covenant and bind ourselves in our capacity as Co-Executors of said decedent's estate, our successors and assigns, to warrant and forever defend the title to the said real property to Mary Louise Trail and husband, Clarence J. Trail, their heirs and assigns, against the lawful claims of all persons made by or through us as Co-Executors.

WITNESS our hands, this 8th day of July, 1986.

ESTATE OF PEARL LUCILLE GIBSON,
Deceased

BY: Louise Trail
Louise Trail, Co-Executor

BY: Richard E. Gibson
Richard E. Gibson, Sr., Co-Executor

18273

IDENTIFICATION REFERENCE

JUL 8 1 55 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen H. Rooker, a Notary Public in and for said County and State, the within named Louise Trail, Co-Executor of the Estate of Pearl Lucille Gibson, deceased, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 8th day of July, 1986.

Karen H. Rooker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen H. Rooker, a Notary Public in and for said County and State, the within named Richard E. Gibson, Sr., Co-Executor of the Estate of Pearl Lucille Gibson, deceased, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 8 day of July, 1986.

Karen H. Rooker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-17-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,200.00.

Richard E. Gibson
AFFIANT

Subscribed and sworn to before me, this the 8th day of July, 1986.

Karen H. Rooker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-17-88

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

RECEIVED OF _____

FOR _____

BOOK 6911 PAGE 112

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

20200.00- CNVT,
56.56 CSTAX
.50 PRFE
9.00 WDE ?
CHECK 6[illegible].06-
4639A07/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18273.

IDENTIFICATION REFERENCE

JUL 8 1 55 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 268067