JRH, 637

BOOK 7156 PAGE 82

Address New Owner:	Map-Parcel Numbers:
James A. Lewis and Hilda Lewis Route 3, Pecan Valley Road Nashville, Tennessee 37218	Map 56 Parcel 9
Send Tax Bills To:	**Address of Mortgagee:**
same as above	None

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219
This instrument was prepared without title examination using prior deeds furnished by Grantee hereunder.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, KIMBRO EQUITIES I, a Tennessee general partnership composed of Harlon J. Kimbro, Jr., David Scott Kimbro, William C. Kimbro and Anne Elizabeth Frost (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said JAMES A. LEWIS and wife, HILDA M. LEWIS (the "Grantees"), Grantees' heirs and assigns, an undivided one-half (½) interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of March, 1987.

Notary Public
My Commission Expires: 11/12/90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAR 4 11 35 AM 1987
IDENTIFICATION REFERENCE

0 0 0 3 1

03/04 379.50 CHECK

7587

This is improved property, known as 4249 Pecan Valley Road, Nashville, Tennessee.

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, Grantees' heirs and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantees, Grantees' heirs and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of March, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

KIMBRO EQUITIES I

By: Harlon J. Kimbro, Jr.
Harlon J. Kimbro, Jr., Partner

By: David Scott Kimbro
David Scott Kimbro, Partner

By: William C. Kimbro
William C. Kimbro, Partner

By: Anne Elizabeth Frost
Anne Elizabeth Frost, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John R. Haynes, a Notary Public of the state and county aforesaid, personally appeared Harlon J. Kimbro, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Kimbro Equities I, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing ~~the name of the~~ partnership by himself as partner.

WITNESS my hand and official seal, at Nashville, Tennessee, this 3rd day of March, 1987.

John R. Haynes
Notary Public
My Commission Expires: 11/10/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John R. Haynes, a Notary Public of the state and county aforesaid, personally appeared David Scott Kimbro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Kimbro Equities I, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal, at Nashville, Tennessee, this 3rd day of March, 1987.

John R. Haynes
Notary Public
My Commission Expires: 11/23/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John R. Haynes, a Notary Public of the state and county aforesaid, personally appeared William C. Kimbro, Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Kimbro Equities I, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal, at Nashville, Tennessee, this 3rd day of March, 1987.

John R. Haynes
Notary Public
My Commission Expires: 11/23/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John R. Haynes, a Notary Public of the state and county aforesaid, personally appeared Anne Elizabeth Kimbro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of Kimbro Equities I, the within named bargainor, a partnership, and that she as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as partner.

WITNESS my hand and official seal, at Nashville, Tennessee, this 3rd day of March, 1987.

John R. Haynes
Notary Public
My Commission Expires: 11/23/90

Land in the Thirteenth Civil District of Davidson County, Tennessee, described according to a survey, dated October 25, 1967, made by Tennessee Valley Engineers, Inc., as follows·

BEGINNING in the center of Back Creek Road at the southwesterly corner of the tract of land herein described, being also the southwesterly corner of the 384-acre tract of land conveyed to Hooper Jones by deed from Henry H. Piper and wife, of record in Book 1811, page 547, Register's Office for said County:

Thence with C. D. McDonald's northwesterly line and within Back Creek Road, as follows: north 39 deg. 30' east 495 feet, north 20 deg. east 50 feet, north 35 deg. east 577.5 feet to a point on a small bridge which crosses Back Creek and which point is in the center of Back Creek Road;

Thence leaving Back Creek Road and following the meanderings of Back Creek along the northwesterly line of C. D. McDonald, as follows: north 62 deg. 30' east 204.6 feet, north 44 deg. east 198 feet, north 49 deg. east 313.5 feet, and north 40 deg. 30' east 21 feet to the southwesterly corner of the property conveyed to Jon Mac Randall by deed of record in Book 3617, page 485, said Register's Office;

Thence along Jon Mac Randall's southwesterly line, north 35 deg. west 624 feet, to Jon Mac Randall's northwesterly corner; thence with Jon Mac Randall's northwesterly line, north 59 deg. 30' east 189 feet to his northeasterly corner lying in the original easterly line of the said 384-acre tract conveyed to Hooper Jones and being also the westerly line of the H. L. Randall property;

Thence with H. L. Randall's westerly line, north 42 deg. west 271.2 feet, thence north 8 deg. east 518 feet to an elm; thence north 28 deg. west 627 feet; thence north 35 deg. 30' west 600 feet; thence north 22 deg. west 298 feet; thence north 40 deg. west 181.5 feet, thence north 18 deg. west 298 feet; thence north 29 deg. east 225 feet; thence north 20 deg. west 198.5 feet; thence north 9 deg. 30' west 198.5 feet; thence, crossing a valley, north 32 deg. west 330 feet to the beginning of a ridge; thence along the top of a ridge, north 4 deg. east 561.8 feet; thence north 5 deg. west 462 feet; thence north 35 deg. east 396 feet; thence north 27 deg. 30' west 343.3 feet; thence north 6 deg. west 214.5 feet; thence north 32 deg. 30' east 412.5 feet; thence north 2 deg. 15' east 298 feet; thence north 41 deg. east 495 feet; thence north 35 deg. 30' east 198.5 feet to H. L. Randall's northwest corner at a corner of the Thomas Bennett property;

Thence along Thomas Bennett's westerly line, north 14 deg. west 231 feet and north 6 deg. west 231 feet to stones on top of the ridge to a fence line, being the northernmost point of the property herein described and lying in the line of the James E. Hodgins property;

Thence along James E. Hodgins' line, and continuing along the top of the ridge, south 79 deg. west 264 feet; thence south 65 deg. west 330 feet; thence south 70 deg. west 643.5 feet; thence south 7 deg. west 561 feet; thence south 43 deg. west 264 feet; thence south 72 deg. west 66 feet; thence south 59 deg. west 132 feet; thence south 9 deg. west 330 feet; thence south 38 deg. west 165 feet; thence south 15 deg. west 379.5 feet; thence south 98 deg. 20' west 396 feet; thence north 52 deg. west 132 feet; thence north 76 deg. west 132 feet; thence north 89 deg. west 247.5 feet; thence south 64 deg. west 231 feet; thence south 47 deg. west 300.4 feet; thence south 39 deg. 30' west 267.5 feet; thence south 16 deg. west 151.8 feet; thence south 11 deg. 30' east 211 feet to the end of the ridge;

Thence with the easterly line of the Henshaw, Honeycutt & Lewis property, south 3 deg. east 219.7 feet; thence south 10 deg. west 145 feet; thence south 11 deg. 30' east 99 feet; thence south 20 deg. east 123.7 feet to a beech at the head of the hollow at the northeasterly corner of the Ellen Simpkins property;

Thence along Ellen Simpkins' easterly line, south 11 deg. west 165 feet; thence south 8 deg. east 99 feet; thence south 24 deg. east 198 feet; thence south 26 deg. east 544.5 feet; thence south 0 deg. 30' east 297 feet; thence south 21 deg. east 247.5 feet; thence south 18 deg. west 132 feet; thence south 42 deg. east 214.5 feet; thence south 70 deg. east 99 feet;

Thence with a branch and its meandering, and continuing along Ellen Simpkins' easterly line, south 26 deg. east 346.5 feet; thence south 76 deg. east 181.5 feet; thence south 36 deg. east 231 feet; thence south 28 deg. east 297 feet; thence south 87 deg. east 83.5 feet; thence south 46 deg. east 198 feet; thence due south 132 feet; thence south 43 deg. east 198 feet; thence south 42 deg. 30' east 412.5 feet; thence south 35 deg. east 552.8 feet; thence south 29 deg. east 346.5 feet; thence south 19 deg. east 231 feet; thence south 6 deg. east 165 feet; thence south 27 deg. east, crossing Back Creek, 1,014.3 feet to the beginning, containing 382.14 acres.

Being the same property conveyed to Kimbro Equities I, by deed from Malcolm H. Lewis and wife, Mildred Lewis, of record in Book 7156 page 72, Register's Office for Davidson County, Tennessee.

EXHIBIT A
Page 2 Of 2

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

RECEIVED OF _____

FOR _____

BOOK 7156 PAGE 87

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

ISS .'I- CAMT.
334.00 COTAX
.50
19.00
PMT % 373.50-
752[illegible]4787 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.00 03 1-

IDENTIFICATION REFERENCE

MAR 4 11 35 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.52750