BOOK 7258 PAGE 911

File Box 6 car

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Brown-Forman Corporation | SAME | Map 160-2 |
| (NAME) | (NAME) | |
| 850 Dixie Highway | | Parcel 47 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Louisville, Ky. 40201 | | |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael A. Smith and wife, Joanne M. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brown-Forman Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Oak Hill Estates, Section 1, as of record in Book 3700, pages 118, 119 and 120, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Forest Hills Drive, common corner of Lots 171 and 172; thence with the line between said lots northeastwardly 219.15 feet to a point at the rear corners of Lots 172 and 173; thence with line between said lots 366.51 feet to a point in the northwest margin of Forest Acres Drive; thence with the margin of same, southwestwardly 170.22 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southwestwardly 39.27 feet to a concrete monument in the northerly margin of Forest Hills Drive; thence with the margin of same northwestwardly 254.78 feet to the point of beginning.

Being the same property conveyed to Michael A. Smith and wife, Joanne M. Smith, by deed from Naomi M. Yonts, of record in Book 5918 page 941, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1987 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 4122, page 739, and in Book 4384, page 322, said Register's Office.

3. All matters as shown on the Plan of record in Book 3700, pages 118, 119 and 120, said Register's Office.

unimproved ( )
This is improved (X) property, known as 820 Forest Hills Drive, Nashville, Tennessee 37220
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 27th day of May 19 87.

Michael A. Smith

Joanne M. Smith

Form 3

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**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 Michael A. Smith and wife, Joanne M. Smith the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 27 day of May, 1987

Commission Expires: 5/13/89

Carol L. Lewis
Notary Public

**STATE OF** _____ )

**COUNTY OF** _____ )

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this _____ day of _____, 19__

My Commission Expires: _____

Notary Public

**WARRANTY DEED**

3.31:6:8:

FROM
Michael A. Smith and wife,

Joanne M. Smith
TO
Brown-Forman Corporation

IDENTIFICATION REFERENCE

JUN 4 3 41 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

**STATE OF** KENTUCKY )

**COUNTY OF** JEFFERSON )

The actual consideration or value, whichever is greater, for this conveyance is $ 133,750.00

BROWN-FORMAN CORPORATION
BY: H. R. Gousha
H. R. Gousha, Vice President

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

My Commission Expires: 4/30/1991

Notary Public

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| C ) - 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 |
|---|---|---|---|---|
| | | | 103750.00- CAMA<br>514.36 CSTAX<br>.50 PRFEE<br>6.00 MORTG<br>CHECK 520.36-<br>5481A06/04/87 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 3 1 6 8

IDENTIFICATION REFERENCE

JUN 4 3 41 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 89862