THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

Mail

BOOK 7439 PAGE 217

# WARRANTY DEED

| NEW OWNER(S): | SEND TAX BILLS TO: | PARCEL NUMBERS: |
|---|---|---|
| FIRST CUMBERLAND BANK,<br>a Tennessee Banking Corp.<br>601 Gallatin Road, North<br>Madison, Tennessee 37115 | SAME | #1: Map 439-0-003<br>Parcels 374, 375 & 3<br>#2: Map 43-9<br>Parcel 2 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, including the assumption of a Deed of Trust executed by G. G. Garrett, Jr., Trustee, to John B. Hardcastle, Trustee, of record in Book 7268, page 205, said Register's Office, securing to Dominion Bank of Middle Tennessee a promissory note in the original principal amount of $322,200; and assumption of a Deed of Trust executed by G. G. Garrett, Jr., Trustee, to John B. Hardcastle, Trustee, of record in Book 7307, page 711, said Register's Office, securing to Dominion Bank of Middle Tennessee a promissory note in the original principal amount of $250,000; the receipt of which is hereby acknowledged, G. G. GARRETT, JR., TRUSTEE, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said FIRST CUMBERLAND BANK, a Tennessee Banking Corporation, hereinafter referred to as Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT #1:

LAND in the Eleventh (11th) Civil District of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Gallatin Road (U.S. 31-E), being the southwest corner of Lot No. 7 on the Plan of Mrs. Charles T. Williams' land of record in Book 843, page 1, Register's Office for Davidson County, Tennessee; thence leaving the road North 79°49'23" West, 581.48 feet along an old fence row to an iron pin on the easterly margin of the Louisville & Nashville Railroad right-of-way; thence following the Railroad right-of-way North 18°07'19" East, 166.90 feet to an iron pin; thence following the railroad right-of-way along a curve with a radius of 7438.58 feet, 158.76 feet to an iron pin; thence leaving the Railroad right-of-way South 87°46'34" East, 236.52 feet to an iron pin; thence South 2°00' West 250 feet to an iron pin; thence South 87°46'34" East, 250.00 feet to the westerly margin of Gallatin Road; thence following the margin of Gallatin Road South 2°00' West 144.00 feet to the point of beginning.

BEING the same property conveyed to G. G. Garrett, Jr., Trustee, by deed from Maude Robinson Hopkins, Muriel Robinson and Edward Gale Robinson, of record in Book 7268, page 200, Register's Office for Davidson County, Tennessee.

GRANTEE shall assume and pay the 1987 City and County taxes.

TRACT #2:

LAND in Davidson County, Tennessee, being the southerly 33 1/2 feet of Lot No. 5 and the northerly 50 feet of Lot No. 6 on the Map of the Subdivision of part of Mrs. Charles T. Williams' land of record in Book 843, page 1, Register's Office for said County.

SAID parts of Lots Nos. 5 and 6 adjoin and front together 83-1/3 feet on the west side of Gallatin Pike, and run back between parallel lines, 250 feet to a dead line.

4529 12/31/87 0101 03CHECK 1608.66

BEING the same property conveyed to G. G. Garrett, Jr., Trustee, by deed from Cyrus Oscar Hooper and wife, Mable A. Hooper, of record in Book 7307, page 708, Register's Office for Davidson County, Tennessee.

GRANTEE shall assume and pay the 1987 City and County taxes.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, its successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 28th day of December, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

9 4 4 4 4

IDENTIFICATION REFERENCE

DEC 31 9 04 AM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

G. G. GARRETT, JR., Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $572,200.00.

AFFIANT

Subscribed and sworn to before me, this 28th day of December, 1987.

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 13, 1991

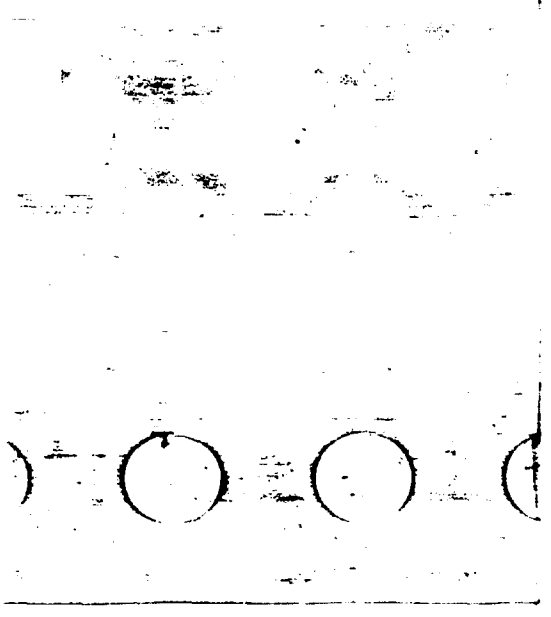
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

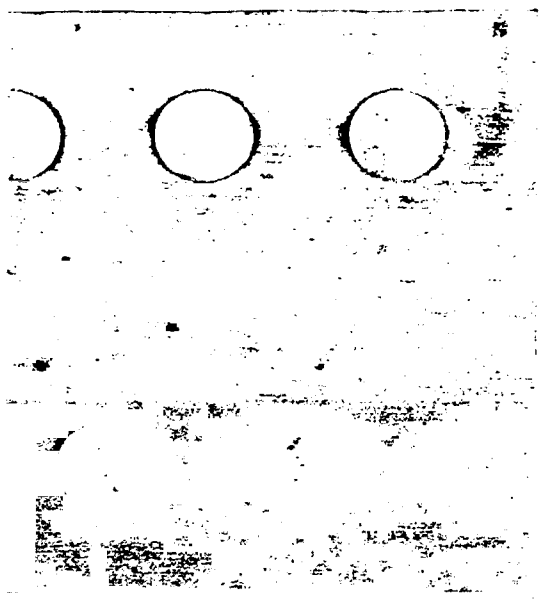
Before me, the undersigned, a Notary Public in and for said county and state, personally appeared G. G. GARRETT, JR., TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 28th day of December, 1987.

NOTARY PUBLIC AT LARGE

My Commission Expires: My Commission Expires July 13, 1991





# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7439 PAGE 219

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT
572000.00
CON TX 1602.16
PRFEE 0.50
WDEED 6.00
TOTAL 1608.66
CHECK 1608.66

12/31/87 01 09:06 0001 4529

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 4 4 4 4

IDENTIFT REFERENCE

DEC 31 9 04 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 49598