Prepared By:
Sam H. Poteet, Jr.
MANIER, HEROD, HOLLABAUGH & SMITH
A Professional Corporation
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

WARRANTY DEED BOOK 8014 PAGE 632

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Robert F. Price, Jr. and Janette Christine Price 915 Otter Creek Road Nashville, TN 37220	Same	146-13 001

FOR AND IN CONSIDERATION OF One Hundred Sixty-Five Thousand ($165,000.00) DOLLARS, the receipt of which is hereby acknowledged, James Robert Kent, Trustee of the Ina Nixon Kent Estate Family Trust, the "GRANTOR", has this date bargained and sold, and does hereby sell, transfer and convey unto Robert F. Price, Jr. and Janette Christine Price, the "GRANTEES", their successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

> Property located in the 33rd councilmanic district of Davidson County, Tennessee, being within the incorporated boundary of the City of Oak Hill, being a portion of Lot Number Two on the plat of Forest Acres Subdivision, Section Five, as of record in Plat Book 3106, page 122, R.O.D.C., Tennessee; and, being more particularly described according to a survey performed by Wamble & Associates dated December 19, 1989 as follows:
>
> Beginning at a point, said point being an existing concrete monument on the southern right-of-way of Otter Creek Road, said monument also being the northwest corner of Lot 12 on the Plan of Forest Acres Subdivision, Section Four, as of record in Plat Book 2331, page 156, R.O.D.C., Tennessee, said monument also being the northeast corner of Lot One on the Plan of Forest Acres Subdivision, Section Five, as of record in Plat Book 3106, page 122, R.O.D.C., Tennessee, having been conveyed to Elbert D. Brooks and wife, Charlotte Brooks, as of record in Deed Book 4439, page 489, R.O.D.C., Tennessee; thence, following said southern right-of-way being the northern line of said Brook's property south 64 degrees 29 minutes 30 seconds east 101.20 feet to a point; thence, south 57 degrees 05 minutes 30 seconds east 26.65 feet to an iron pin set. Said pin being the point of commencement of herein described property. Said pin also being the northwest corner of said Brook's property; thence, leaving said southern right-of-way and following the western line of said Brook's property south 04 degrees 13 minutes 07 seconds east 377.26 feet to an iron pin set, said pin being the southwest corner of said Brook's property,

said pin also being on the northern line of Lot Number Three on the aforementioned plan of Forest Acres Subdivision, Section Five, having been conveyed to Roger D. Myers and wife, Mandy G. Myers, as of record in Deed Book 5456, page 47, R.O.D.C., Tennessee; thence, leaving said Brook's property and following Myer's said northern line south 68 degrees 24 minutes 06 seconds west 171.43 feet to an iron pin set, said pin being the northwest corner of said Myer's property, said pin also being the southeast corner of Lot Number One on the Plan of the Stirton Oman and Jack A. Oman Subdivision as of record in Plat Book 5050, page 53, R.O.D.C., Tennessee, having been conveyed to Betsy M. Cartwright as of record in Deed Book 5126, page 961, R.O.D.C., Tennessee; thence, leaving Myer's property and following the eastern line of said Cartwright property north 24 degrees 42 minutes 08 seconds west, passing an iron pin witness point set at 408.91 feet and continuing 33.64 feet for a total distance of 442.55 feet to a railroad spike set in the centerline of Otter Creek Road; thence, leaving said Cartwright property with a bearing of north 38 degrees 23 minutes 30 seconds east 71.90 feet to a railroad spike set in the centerline of Otter Creek Road; thence, north 76 degrees 27 minutes 30 seconds east 153.10 feet to a railroad spike set in the centerline of Otter Creek Road; thence, south 00 degrees 59 minutes 30 seconds west 30.50 feet to an iron pin set on the southern right-of-way of said Otter Creek Road; thence, following said southern right-of-way south 78 degrees 49 minutes 37 seconds east 126.00 feet to the point of beginning.

Containing 110,438 square feet, or 2.5353 acres.

Being the same property conveyed to James Robert Kent, as Trustee for the Ina Nixon Kent Estate Family Trust by deed of record at Book [illegible], Page [illegible], Register's Office of Davidson County.

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, except for those matters shown in the public records and those matters shown on the survey performed by Wamble & Associates dated December 19, 1989, a copy of which has been furnished to Grantees. And we do further covenant and bind ourselves, our heirs, 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 and all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 22nd day of December, 1989.

JAMES ROBERT KENT, TRUSTEE OF THE INA NIXON KENT ESTATE FAMILY TRUST

By: James Robert Kent
James Robert Kent as Trustee of the Ina Nixon Kent Estate Family Trust

The actual consideration or value, whichever is greater for the transfer is $165,000.00.

Robert F. Price, Jr. (Affiant)

Janette Christine Price (Affiant)

Sworn to and subscribed before me this 22ND day of DECEMBER 1989.

Angela S. Towers
Notary Public
My Commission Expires: 10/2/91

ANGELA S. TOWERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, James Robert Kent, Trustee for the Ina Nixon Kent Estate Family Trust, the within named GRANTOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of the Ina Nixon Kent Estate Family Trust, and acknowledged that he executed the same as the free act and deed of the Ina Nixon Kent Estate Family Trust.

Witness my hand and official seal at NASHVILLE, TN, this 22ND day of DECEMBER, 1989.

Angela S. Powers
Notary Public

My Commission Expires: 10/9/91

ANGELA S. POWERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3777 12/29 0101 030HEJR 557.50

92635

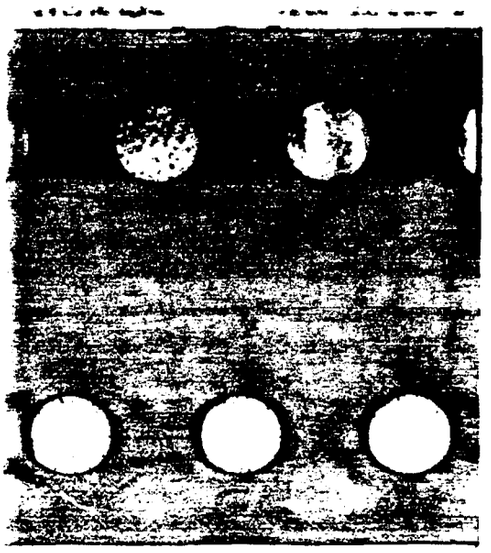
IDENTIFICATION REFERENCE

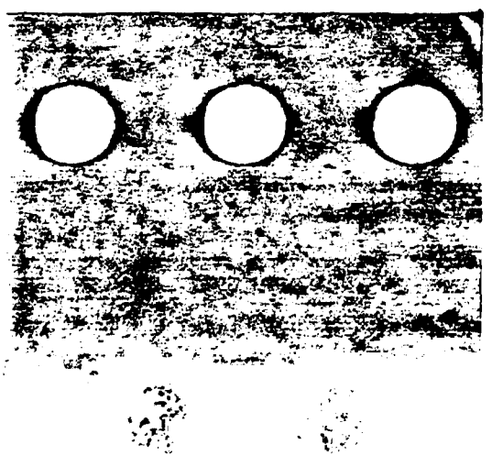
Dec 29 11 12 AM '89

DAVIDSON COUNTY, TN.

FEE

13 16





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

RECEIVED OF _____

FOR _____

BOOK 8014 PAGE 636

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 165000.00
CON TX 548.50
PRFEE 1.00
WDEED 12.00
TOTAL 557.50
CHECK 557.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/29/89 01 10:48 0001 8777

92635

IDENTIFICATION REFERENCE

DEC 29 10 48 AM '89

DAVIDSON COUNTY, TN

No. 279834