THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Dale M. Kimbrough, et ux 1390 Campbell Road Goodlettsville, TN 37072	Same as New Owner	Map 32 Parcel 36

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BRENDA SAUNDERS, ATHA ELLITHORPE, and ALVIN LYNN BROWN, heirs at law of Alvin U. Brown and Lila Mae Brown and devisees under the Last Will and Testament of Lila Mae Brown, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto DALE M. KIMBROUGH, and wife, DONNA G. KIMBROUGH, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 11th Councilmanic District of Davidson County, Tennessee, described according to a survey dated June 25th, 1992, by Tommy E. Walker, Licensed Tennessee Surveyor, No. 1465, as follows:

Beginning at an existing iron pin, common corner to Dale M. Kimbrough (DB 5997, PG 114 RODCT) in the northeasterly margin of Campbell Road; thence now leaving said margin with the east line of said Kimbrough N 40 deg. 45' 01" East 156.16' to an iron pin; thence N. 04 deg. 29' 53" East 69.16' to a point in the center of a creek running to the north; thence with said creek for the next 15 (fifteen) calls as follows: 1) N. 15 deg. 25' 49" East 95.70', 2) N. 02 deg. 10' 02" W. 99.98', 3) N. 01 deg. 19' 08" W. 135.01', 4) N. 01 deg. 01' 18" W., 100.02', 5) N. 10 deg. 10' 47" E. 93.54', 6) N. 20 deg. 15' 28" E., 67.18', 7) N. 03 deg. 44' 37" E., 50.49', 8) N. 14 deg. 59' 47" E., 100.05', 9) N. 29 deg. 23' 40" E. 82.01', 10) N. 23 deg. 03' 14" E., 90.55', 11) N. 24 deg. 12' 57" E. 38.30', 12) N. 54 deg. 26' 15" E., 44.83', 13) N. 32 deg. 35' 48" E., 70.71', 14) N. 27 deg. 57' 40" E., 54.58', 15) N. 27 deg. 58' 36" E., 99.70' to a point in the center of said creek, said Kimbrough's northeast corner in the south line of Leon Collins (DB 7404, PG 399 RODCT); thence with said Collins and an existing fence line S. 86 deg. 05' 59" E., 369.83' to a corner post; thence N. 29 deg. 14' 09" E., 61.37' to a post; thence N. 18 deg. 03' 08" E., 67.39' to a metal post; thence N. 03 deg. 29' 02" E., 903.27' to a corner post; thence S. 85 deg. 47' 58" E., 711.85' to a set iron pin; thence S. 15 deg. 25' 22" W., 1175.01' to an existing iron pin; thence N. 37 deg. 31' 29" W., 311.65' to an existing iron pin; thence S. 36 deg. 45' 00" W., 524.59' to an existing iron pin; thence S. 26 deg. 15' 57" W., 287.44' to an existing iron pin near a 24" red oak; thence N. 54 deg. 10' 43" W., 425.29' to a set iron pin; thence S. 19 deg. 03' 25" W., 339.67' to a set iron pin; thence S. 01 deg. 29' 00" E., 373.22' to a set iron pin; thence S. 10 deg. 50' 48" W., 186.35' to a set iron pin; thence S. 40 deg. 45' 01" W., 207.79' to a set iron pin in the margin of said Campbell Road; thence with said margin N. 37 deg. 06' 37" W., 100.00' to the point of beginning, containing 22.97 acres more or less.

Being a part of the same property conveyed to Alvin U. Brown and wife, Lila Mae Brown by deed from Nathan G. Caldwell and wife, Camilla J. Caldwell of record in Book 3254, page 340, Register's Office for Davidson County, Tennessee. The said Alvin U. Brown died on April 9th, 1972, at which time ownership and title to the said property became vested in Lila Mae Brown as the surviving tenant by the entirety. Lila Mae Brown died testate on May 17th,

1991, and to the terms of her Last Will and Testament dated April 14th, 1975, filed for Probate on March 3rd, 1992 in the Probate Court for Davidson County, Tennessee, in the matter of IN RE Estate of Lila Mae Brown, Docket No. 97431, Lila Mae Brown devised the said property to her children, Brenda Saunders, Atha Ellithorpe and Alvin Lynn Brown (see Affidavit of Inheritance filed for record in Book 8678, page 456, Register's Office for Davidson County, Tennessee.)

The foregoing described was prepared from a survey dated June 25th, 1992, by Tommy E. Walker, Registered Land Surveyor, No. 1465.

This is improved property located on Campbell Road, Goodlettsville, Tennessee, 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien but not yet due and payable, which have been prorated between the parties (the Grantees having paid their proportionate share of said taxes to the Grantors) and which will be paid in full by the GRANTORS, when due.

2. Greenbelt rollback taxes which will be paid by the Grantors, when received.

And WE, the GRANTORS, 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 of all persons whomsoever.

WITNESS our hands on this the 29th day of July, 1992.

"GRANTORS"

Brenda Saunders
BRENDA SAUNDERS

Atha Ellithorpe
ATHA ELLITHORPE

Alvin Lynn Brown
ALVIN LYNN BROWN

"GRANTEES"

Dale M. Kimbrough
DALE M. KIMBROUGH

Donna G. Kimbrough
DONNA G. KIMBROUGH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA SAUNDERS, ATHA ELLITHORPE and ALVIN LYNN BROWN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 29th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALE M. KIMBROUGH and wife, DONNA G. KIMBROUGH, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 29th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $39,049.00.

Affiant

Sworn to and subscribed before me, this the 29th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

34027

IDENTIF. TREFERENCE

AUG 4 3 10 PM '92

DAVIDSON COUNTY TN.

7556 08/04 0101 03CHECK 157.30

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

RECEIVED OF _____

FOR _____

BOOK 8693 PAGE 828

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
				CAMT 39049.00
				CON TX 144.30
				PRFEE 1.00
				WDEED 12.00
				TOTAL 157.30
				CHECK 157.30
			08/04/92 01	15:11 0001 7556

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34027

IDENTIF. REFERENCE

AUG 4 3 10 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 557377