This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Box 38

BOOK 8705 PAGE 113

Address New Owner:
Mike Curb
5309 Hillsboro Road
Nashville, TN 37215

Send Tax Bills to
New Owner

Tax Information:
Map: 131-9
Parcel: 10
Field Book No:
FH-10110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, IRBY C. SIMPKINS, JR., and wife, PEACHES GUNTER SIMPKINS, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to MIKE CURB, ("Grantee"), his heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at 5309 Hillsboro Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

AND Grantors covenant that they are 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 set out on Exhibit "B" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of August, 1992.

IRBY C. SIMPKINS, JR.

PEACHES GUNTER SIMPKINS

37552

IDENTIFICATION REFERENCE

AUG 18 1 13 PM '92

A. A. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, IRBY C. SIMPKINS, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 1992.

Notary Public

My Commission Expires: 1/23/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PEACHES GUNTER SIMPKINS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 1992.

Notary Public

My Commission Expires: 1/23/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,445,000.00.

Affiant

Subscribed and sworn to before me,
this 14th day of August, 1992.

Notary Public

My Commission Expires: 1/23/93

Exhibit "A"

Being a tract or parcel of land located in the City of Forrest Hills, Nashville, Davidson County, Tennessee, bounded on the north by Simpkins and Steeplechase Hills Subdivision, on the east by Hillsboro Pike, on the south by Osias, and on the west by Northumberland Subdivision and being more particularly described according to a survey by Boyd B. Gibbs, dated August 16, 1992, as follows:

Beginning at an iron rod on the westerly margin of Hillsboro Pike approximately 1012 feet south of the south end of a 65 foot radius connecting the southerly margin of Harding Place with the westerly margin of Hillsboro Pike; thence, along the right-of-way of Hillsboro Pike South 30° 43' 40" West 648.49 feet to an iron rod; thence, along a northerly line of Osias, as recorded in Deed Book 7385, page 756, Register's Office for Davidson County, Tennessee, North 60° 25' 25" West 922.65 feet to an iron rod at a chain link fence corner; thence, along the easterly line of Northumberland, as recorded in Plat Book 6250, page 128, Register's Office for Davidson County, Tennessee, North 24° 35' 40" East 558.14 feet to an iron rod at a concrete monument; thence, along the southerly line of Steeplechase Hills, as recorded in Plat Book 6250, page 552, Register's Office for Davidson County, Tennessee, South 66° 14' 00" East, passing through a concrete monument at 264.00 feet continuing along Simpkins' southerly line, as recorded in Deed Book 8052, page 553, Register's Office for Davidson County, Tennessee, in all 598.33 feet to an iron rod; thence, continuing along Simpkins' southerly line South 65° 05' 35" East 390.19 feet to the beginning.

Being part of the same property conveyed to Irby C. Simpkins, Jr. by deed from Faye Allen Simpkins of record in Book 7947, page 675, Register's Office for Davidson County, Tennessee and being the same property conveyed to Irby C. Simpkins, Jr. and wife, Peaches Gunter Simpkins by quitclaim deed of record in Book 8052, page 553, Register's Office for Davidson County, Tennessee.

3:GEM0817921.VJ

Exhibit "B"

1. State and County taxes for the year 1992, which have been prorated and assumed by the Grantee.

2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6518, page 804, Register's Office for Davidson County, Tennessee.

1513 08/18 1101 03CHECK 9067.50

3:GEM0811925.VJ

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

RECEIVED OF _____

FOR _____

BOOK 8705 PAGE 118

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	
				2445000.00
			CON TX	9046.50
			PRFEE	1.00
			WDEED	20.00
			TOTAL	9067.50
			CHECK	9067.50
08/18/92	01		13:15 0001	1518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.7.5 5.2

IDENTIFICATION REFERENCE

AUG 18 1 13 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 561279