Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 9012 PAGE 508

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Sue Harris, Trustee Suite 202, 1025 16th Ave S. Nashville, Tn. 37212	Same as New Owner	Map 32 Parcel 164

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, **DALE M. KIMBROUGH** and wife, **DONNA G. KIMBROUGH**, hereinafter referred to as the **"GRANTORS"**, have bargained and sold, and by these presents do transfer and convey unto **SUE HARRIS, TRUSTEE**, or her successor in trust, with the full power to sell, mortgage or convey the said property without the joinder of any beneficiary, hereinafter referred to as the **"GRANTEE"**, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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A certain tract or parcel of land in the 11th Councilmanic District of Davidson County, Tennessee, described according to a survey dated June 25, 1992, and revised September 18, 1992, by Tommy E. Walker, Licensed Tennessee Surveyor, Number 1465 (Drawing No. 62592), as follows:

BEGINNING at an existing iron pin in the northerly margin of Campbell Road, a corner to the property conveyed to Dale M. Kimbrough, et ux, of record in Deed Book 5997, page 114, Register's Office for Davidson County, Tennessee; thence, with the line of Kimbrough North 40 deg. 45 min. 01 sec. East 156.16 feet to an iron pin set; thence, North 04 deg. 29 min. 53 sec. East 69.16 feet to an iron pin set; thence, North 15 deg. 25 min. 49 sec. East 95.70 feet to an iron pin; thence, North 02 deg. 10 min. 02 sec. West 99.98 feet to an iron pin; thence, North 01 deg. 19 min. 08 sec. West 135.01 feet to an iron pin; thence, North 01 deg. 01 min. 18 sec. West 100.02 feet to an iron pin; thence, North 10 deg. 10 min. 47 sec. East 93.54 feet to an iron pin; thence, North 20 deg. 15 min. 28 sec. East 67.18 feet to an iron pin; thence, North 08 deg. 44 min. 37 sec. East 50.49 feet to an iron pin; thence, North 14 deg. 59 min. 47 sec. East 100.05 feet to an iron pin; thence, with the center of a creek North 29 deg. 23 min. 40 sec. East 82.01 feet to an iron pin; thence, continuing with the center of the creek North 23 deg. 03 min. 14 sec. East 90.55 feet to an iron pin; thence North 24 deg. 12 min. 57 sec. East 38.30 feet to an iron pin; thence, North 54 deg. 26 min. 15 sec. East 44.83 feet to an iron pin; thence, North 32 deg. 35 min. 48 sec. East 70.71 feet to an iron pin; thence, North 27 deg. 57 min. 40 sec. East 54.58 feet to an iron pin; thence, North 27 deg. 58 min. 36 sec. East 99.70 feet to an iron pin in a fence line, a common

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line with the property conveyed to Leon Collins, et ux, of record in Deed Book 7404, page 399, Register's Office for Davidson County, Tennessee; thence, with the line of Collins in a fence line South 86 deg. 05 min. 59 sec. East 369.83 feet to a post; thence, continuing with said fence line North 29 deg. 14 min. 09 sec. East 61.37 feet to a post; thence, North 18 deg. 03 min. 08 sec. East 67.39 feet to a post; thence, continuing with said fence line North 03 deg. 29 min. 02 sec. East 903.27 feet to an iron pin set at a post; thence, with the fence line South 85 deg. 47 min. 58 sec. East 711.85 feet to an iron pin set in the line of the property conveyed to Sanford A. Fitts, Jr. of record in Deed Book 6817, page 220, Register's Office for Davidson County, Tennessee; thence, in a fence line with the line of Fitts and continuing with the line of the property conveyed to Jack Thomas of record in Deed Book 5693, page 858, Register's Office for Davidson County, Tennessee, South 15 deg. 25 min. 22 sec. West 1,175.01 feet to an existing iron pin; thence, with the line of the property conveyed to Phoenix of Hendersonville, Inc. of record in Deed Book 5901, page 441, Register's Office for Davidson County, Tennessee, in a fence line, North 37 deg. 31 min. 29 sec. West 311.65 feet to an existing iron pin; thence with the westerly line of Phoenix of Hendersonville, in a fence line, South 36 deg. 45 min. 00 sec. West 258.47 feet to an iron pin; thence, North 54 deg. 10 min. 55 sec. West 95.37 feet to an iron pin; thence, South 38 deg. 00 min. 40 sec. West 150.49 feet to an iron pin; thence, South 35 deg. 24 min. 09 sec. West 113.80 feet to an iron pin; thence, South 38 deg. 06 min. 31 sec. West 191.23 feet to an iron pin; thence South 45 deg. 17 min. 41 sec. West 121.43 feet to an iron pin; thence on a curve to the left with the following calculations: I = 29 deg. 26 min. 48 sec., R = 218.21 feet, L = 112.15 feet, LC = 110.92 feet, and CB = South 32 deg. 11 min. 33 sec. West to an iron pin; thence, South 17 deg. 35 min. 33 sec. West 488.30 feet to an iron pin; thence on a curve to the right with the following computations: I = 34 deg. 59 min. 35 sec., R = 440.06 feet, L = 268.76 feet, LC = 264.60 feet and CB = South 35 deg. 05 min. 20 sec. West to an iron pin; thence, South 52 deg. 35 min. 07 sec. West 100.18 feet to an iron pin; thence South 40 deg. 45 min. 01 sec. West 37.69 feet to an iron pin in the northerly margin of Campbell Road; thence with said margin of said road North 37 deg. 06 min. 37 sec. West 100.00 feet to the point of beginning and containing 24.674 acres, more or less.

Being the same property conveyed to Dale M. Kimbrough and wife, Donna G. Kimbrough, by deed from 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 of record in Book 8693, page 825, Register's Office for Davidson County, Tennessee, and corrected in Book 8736, page 193, said Register's Office.

The foregoing description was prepared from a survey dated June 25th, 1992, and revised September 18, 1992, by Tommy E. Walker, Registered Land Surveyor, No. 1465.

This is unimproved property located at 1388 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 GRANTEE, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, 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 1993, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. This property is subject to Greenbelt Rollback Taxes if land is converted to a use other than those stipulated in the provisions of T.C.A. §67-654 through §67-656.

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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 12th day of July, 1993.

"GRANTORS"

Dale M Kimbrough
DALE M. KIMBROUGH

Donna G Kimbrough
DONNA G. KIMBROUGH

"GRANTEE"

Sue Harris, Trustee
SUE HARRIS, TRUSTEE

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,** and **SUE HARRIS, TRUSTEE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12th day of July, 1993.

Patsy C. Davidson
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 $125,000.00.

Sue Harris, Trustee
Affiant

Sworn to and subscribed before me, this the 12th day of July, 1993.

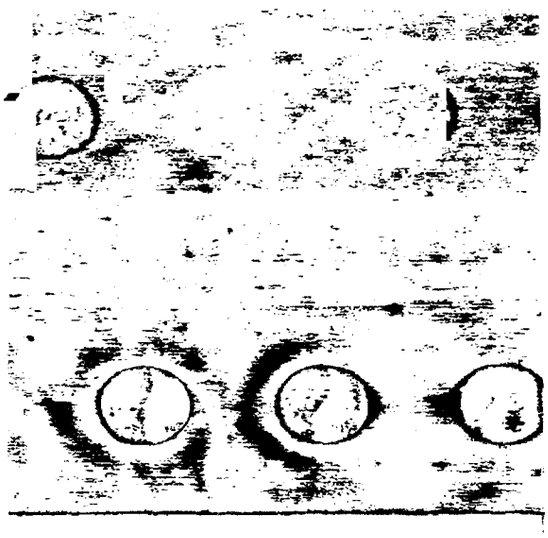
Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

93 JUL 13 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

40348
IDENTIF. & REFERENCE

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

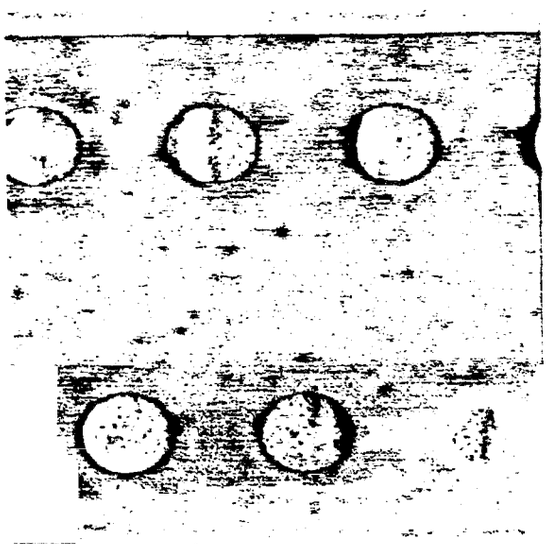


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FOR _____ BOOK 9012 PAGE 511

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 12.00
TOTAL 475.50
CHECK 475.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/13/93 01 10:03 0001 3134

40348
IDENTIF. & REFERENCE

93 JUL 13 AM 10:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 673555