THIS INSTRUMENT PREPARED BY:

Waller Lansden Dortch & Davis
511 Union Street
Suite 2100
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 439,890.65 .

Affiant

Subscribed and sworn to before me, this 27 day of May, 1997.

Notary Public

My Commission Expires: January 24, 1998

58650

IDENTIFICATION

FILED FOR RECORD
JUN -7 PM 3:28
REGISTER

****

ADDRESS OF NEW OWNER:

Douglas O. Kitchen and wife,
Patricia Jean Stamps Kitchen
939 Tyne Boulevard
Nashville, Tennessee 37220

SEND TAX BILL TO: Douglas O. Kitchen, et ux.

MAP-PARCEL NO.
Map 145-4
Parcel 50

****

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, BLANCHE AMES DAVIS MATTHEWS, unmarried, EVELYN AMES DAVIS, II, unmarried, AMES DAVIS, individually and as Trustee under the will of Evelyn Ames Davis, with full power to sell and convey without the joinder of any beneficiary, WANDA DAVIS FREISLEBEN and RANDOLPH PASCHALL DAVIS, (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto DOUGLAS O. KITCHEN and wife PATRICIA JEAN STAMPS KITCHEN (the "Grantees"), their heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Schedule "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, representatives and assigns, forever.

Grantors do covenant with Grantees that they are lawfully seized and possessed of the property in fee simple, that Grantors have a good right to convey the property, and that the same is unencumbered except as set forth on Schedule "B" attached hereto and made a part hereof.

Grantors further covenant and bind themselves, their heirs, representatives, successors and assigns to warrant and forever defend the title to the property to Grantees, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever, except as to matters set forth on Schedule "B" hereto.

Susan Ivie Davis, Alan Jay Freisleben, and Amy Hilbrich Davis, spouses of Ames Davis, Wanda Davis Freisleben and Randolph Paschall Davis, respectively, and Ames Davis, Executor of the Estate of Evelyn Ames Davis join in this deed for the sole purpose

of quitclaiming and conveying any interest they may have in the property.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures, as of the 27th day of May, 1994.

Blanche Ames Davis Matthews
BLANCHE AMES DAVIS MATTHEWS

EVELYN AMES DAVIS, II

AMES DAVIS, individually, as Trustee under the will of Evelyn Ames Davis, and as Executor of the estate of Evelyn Ames Davis

WANDA DAVIS FREISLEBEN

RANDOLPH PASCHALL DAVIS

SUSAN IVIE DAVIS

ALAN JAY FREISLEBEN

AMY HILBRICH DAVIS

of quitclaiming and conveying any interest they may have in the property.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures, as of the 27th day of May, 1994.

BLANCHE AMES DAVIS MATTHEWS

Evelyn Ames Davis, II
EVELYN AMES DAVIS, II

AMES DAVIS, individually, as Trustee under the will of Evelyn Ames Davis, and as Executor of the estate of Evelyn Ames Davis

WANDA DAVIS FREISLEBEN

RANDOLPH PASCHALL DAVIS

Susan Ivie Davis
SUSAN IVIE DAVIS

ALAN JAY FREISLEBEN

AMY HILBRICH DAVIS

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AMES DAVIS, individually, as Trustee under the will of Evelyn Ames Davis, and as Executor of the estate of Evelyn Ames Davis

Wanda Davis Freisleben
WANDA DAVIS FREISLEBEN

RANDOLPH PASCHALL DAVIS

SUSAN IVIE DAVIS

Alan J Freisleben
ALAN JAY FREISLEBEN

AMY HILBRICH DAVIS

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BLANCHE AMES DAVIS MATTHEWS

EVELYN AMES DAVIS, II

AMES DAVIS, individually, as Trustee under the will of Evelyn Ames Davis, and as Executor of the estate of Evelyn Ames Davis

WANDA DAVIS FREISLEBEN

Randolph Paschall Davis

RANDOLPH PASCHALL DAVIS

SUSAN IVIE DAVIS

ALAN JAY FREISLEBEN

AMY HILBRICH DAVIS

STATE OF KANSAS)
COUNTY OF DOUGLAS)

Personally appeared before me, John L. Rasmussen, a Notary Public in and for the aforementioned County and State, Blanche Ames Davis Matthews known to me to be the person whose name is subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this 24 day of May, 1994.

JOHN L. RASMUSSEN
NOTARY PUBLIC
STATE OF KANSAS
My Appointment Expires 10-2-95

Notary Public

My Commission Expires:

10-2-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for the aforementioned County and State, Evelyn Ames Davis, II, known to me to be the person whose name is subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this _____ day of May, 1994.

Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for the aforementioned County and State, Ames Davis and wife, Susan Ivie Davis, Ames Davis as Trustee under the will of Evelyn Ames Davis, and Ames Davis as Executor of the estate of Evelyn Ames Davis, known to me to be the persons whose names are subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this _____ day of May, 1994.

Notary Public

My Commission Expires:

_____

STATE OF KANSAS)
COUNTY OF DOUGLAS)

Personally appeared before me, _____, a Notary Public in and for the aforementioned County and State, Blanche Ames Davis Matthews known to me to be the person whose name is subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this _____ day of May, 1994.

_____
Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy Lee Easterling a Notary Public in and for the aforementioned County and State, Evelyn Ames Davis, II, known to me to be the person whose name is subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this 24th day of May, 1994.

Nancy Lee Easterling
Notary Public

NANCY LEE EASTERLING NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires:
6/1/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy Lee Easterling a Notary Public in and for the aforementioned County and State, Ames Davis and wife, Susan Ivie Davis, Ames Davis as Trustee under the will of Evelyn Ames Davis, and Ames Davis as Executor of the estate of Evelyn Ames Davis, known to me to be the persons whose names are subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this 24th day of May, 1994.

Nancy Lee Easterling
Notary Public

NANCY LEE EASTERLING NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires:
6/1/94

10035329
15051923

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Personally appeared before me, KAREN S. BORGES, a Notary Public in and for the aforementioned County and State, ~~Wanda Davis Freisleben and husband~~, Alan Jay Freisleben, known to me to be the person~~s~~ whose name~~s~~ ~~are~~ subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that ~~they~~ executed the same for the purposes and consideration therein expressed.

WITNESS ~~my hand~~, at office, this 26th day of May, 1994.

Karen S. Borges
Comm. #977527
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
Comm. Expires Nov. 19, 1996

Karen S. Borges
Notary Public

My Commission Expires:

Nov. 19, 1996

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Personally appeared before me, _____, a Notary Public in and for the aforementioned County and State, Randolph Paschall Davis and wife, Amy Hilbrich Davis, known to me to be the persons whose names are subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this _____ day of May, 1994.

_____
Notary Public

My Commission Expires:

_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT No. 5193

State of California
County of San Bernardino

On 5/25/94 (DATE) before me, Marlene F. Kastner, Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"),

personally appeared Wanda Davis Freisleben (NAME(S) OF SIGNER(S)),

☒ personally known to me - **OR** - ☐ proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

OFFICIAL NOTARY SEAL
MARLENE F KASTNER
Notary Public — California
SAN BERNARDINO COUNTY
My Comm. Expires JUN 02,1995

WITNESS my hand and official seal.

Marlene F. Kastner
SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER
Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL
☐ CORPORATE OFFICER(S)
_____ TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION
THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT Warranty Deed
NUMBER OF PAGES 2 DATE OF DOCUMENT _____
SIGNER(S) OTHER THAN NAMED ABOVE _____

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

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STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Personally appeared before me, _____, a Notary Public in and for the aforementioned County and State, Wanda Davis Freisleben and husband, Alan Jay Freisleben, known to me to be the persons whose names are subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this _____ day of May, 1994.

_____
Notary Public

My Commission Expires:

_____

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Personally appeared before me, Syed S Raza, a Notary Public in and for the aforementioned County and State, Randolph Paschall Davis and wife, Amy Hilbrich Davis, known to me to be the persons whose names are subscribed to the foregoing instrument (or proved to me on the basis of satisfactory evidence) and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

WITNESS my hand, at office, this 31st day of May, 1994.

Syed S Raza.
Notary Public

My Commission Expires:
Mar 12, 1996

SYED S RAZA
COMM #960396
Notary Public-California
LOS ANGELES COUNTY
My comm. expires MAR 12,1996

10035329
15051923

SCHEDULE A

A tract of land in the City of Oak Hill, Davidson County, Tennessee, being Lot No. 4 on the Resubdivision of Lots 3 and 4 Overton Lea Home, of record in Book 7900, page 732, Register's office of said County, and also being Parcel (50) on Tax Map 145-4 of Davidson County Tax Maps and being more particularly described as follows:

Beginning at an existing iron pin on the easterly right-of-way line of Sewanee Road at the southwesterly corner of Lot No. 1 Plan of Overton Lea Home as of record in Book 3842, Page 245, R.O.D.C., Tennessee, said iron pin being 292.0 feet south of the south end of the southeasterly return curve of Tyne Boulevard and Sewanee Road as measured along the easterly right-of-way line of Sewanee Road; thence,

1. With the south line of Lot 1 Overton Lea Home S84°08'48"E, 337.41 feet to an existing iron pin, common corner of Lots 1 and 2 on said plan of record in Book 3842, Page 245, R.O.D.C., Tennessee; thence,

2. With the south line of Lot 2 S83°15'03"E, 233.40 feet to an iron pin set, corner of Lot No. 1 on the Resubdivision of Lots 3 and 4, not of record; thence,

3. With the common line of herein-described Lot 4 and Lot No. 1 on unrecorded Plan S4°35'26"E, 567.16 feet to an iron pin set; thence,

4. N76°59'32"W, 178.46 feet to an existing concrete monument; thence,

5. S62°29'32"W, 75.31 feet to an existing concrete monument; thence,

6. N81°49'44"W, 203.70 feet to an existing iron pin; thence,

7. N9°31'00"W, 377.49 feet to an existing concrete monument; thence,

8. N57°19'25"W, 148.12 feet to an existing concrete monument on the easterly right-of-way line of Sewanee Road; thence,

9. With the easterly right-of-way line of Sewanee Road N6°33'43"E, 142.74 feet to the point of beginning and containing 283,213 square feet or 6.502 acres.

Being part of the same property conveyed to J.P. Davis and wife, Evelyn A. Davis by deed of record in Book 1133, page 572, Register's office of said County. The said J. P. Davis predeceased the said Evelyn A. Davis; the latter having subsequently died leaving a last will and testament of record in Will Book 187, page 356, Probate Court Clerk's Office of said County.

Roger H. Fuqua, Tennessee License Number 502, 315 Woodland Street, Nashville, Tennessee 37206 prepared the boundary survey dated April 1994 from which the foregoing description was prepared.

This is unimproved property.

SCHEDULE B

1. 1994 taxes which are being prorated between the parties.

2. Easement for bridle path retained by deed of record in Book 1113, page 572, said Register's Office.

3. Matters shown on plan of record in Book 7a, page 732, said Register's office.

3508 06/07 0101 03CHECK 1672.63

10035329
15051923

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9371 PAGE 776

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 439890.65
CDN TX 1627.63
PRFEE 1.00
WDEED 44.00
TOTAL 1672.63
CHECK 1672.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05-07-94 0 11:50 0001 3508

58650
IDENTIF. A REFERENCE

94 JUN -7 PM 3:28

REGISTER
DAVIDSON CO. TN.

No. 800276