51-B

This Instrument Prepared By:
WYATT, TARRANT & COMBS
Attorneys At Law
1500 Nashville City Center
Nashville, Tennessee 37219

| Address New Owner(s) | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| **Sammy Kershaw**<br>2391 Crocker Springs<br>Goodlettsville, TN 37072 | **SAME** | **041-00-0-023.00** |

**SPECIAL 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 consideration, the receipt and sufficiency of which are hereby acknowledged, **The Bank of Nashville**, a Tennessee banking corporation (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Sammy Kershaw** (herein referred to as "Grantee"), his heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

TRACT IV: A tract of land in the 10th Civil District of Davidson County, Tennessee, being a portion of Tract No.4 of the W.C. Talley Property, the deed to which is recorded in Book 2538, page 147, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at a point at the intersection of the southwesterly margin of Brick Church Pike and the southerly margin of Old Hickory Boulevard, thence; along the southwesterly margin of Brick Church Pike, S 59° 31' E a distance of 284.77' to a point in a fence line, thence; with said fence line, S 30° 33' W a distance of 77.62' to a 12" tree, thence; with a fence, S 7° 34' E a distance of 72.40' to a 30" tree, thence; southerly with an irregular fence a distance of approximately 1014.4' to a corner post, bearing from 30" tree to corner post is S 4° 22' W a distance of 1014.38', thence; southerly with an irregular fence a distance of approximately 548' to a corner stone, bearing from corner post to corner stone S 3° 16' W a distance of 548.02', thence; N 83° 05' W a distance of 471.80' to an iron pin, thence, with a fence N 89° 14' W a distance of 178.96' to an existing iron pin at the corner of a tract deeded to E.R. Michaels, Jr., in Book 4773, page 794, R.O.D.C., Tennessee and surveyed by Parrish-Ragan, Inc., October 5, 1973, thence; with the same line, in part, as shown on said survey N 85° 27' W a distance of 466.07' to an iron pin, thence; northerly with an irregular fence and the westerly line of K.P. Laura True and Little Creek Community Club, Inc., a distance of approximately 1413.5' to an iron pin on the southerly margin of Old Hickory Boulevard, bearing from iron pin to iron pin, N 3° 14' a distance of 1413.55', thence; with said margin, N 74° 59' E a distance of

27.75' to a point, thence; with a 3915.76' radius curve to the left a distance of 443.53' to a point, thence: N 68° 30' E a distance of 513.21' to the point of beginning and containing 42.19 acres as per survey by Parrish-Ragan, Inc., dated March 7, 1974.

Being part of the same property conveyed to The Bank of Nashville by Trustee's Deed from Sam J. McAllester III, Substitute Trustee, of record in Book 8771, page 930, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 1994 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 16 day of December, 1994.

**GRANTOR:**

The Bank of Nashville

By: Russell L. Sullivan

Title: Vice President

BOOK 9549 PG 332

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $84,000.00.

AFFIANT

Subscribed and sworn to before me, this 16th day of December, 1994.

NOTARY PUBLIC

My Commission Expires:

October 14, 1998

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Sam J. McAllester III, a Notary Public for the state and county aforesaid, Michael L. Tubbs, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of The Bank of Nashville, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 16th day of December, 1994.

NOTARY PUBLIC

My Commission Expires:

October 14, 1998

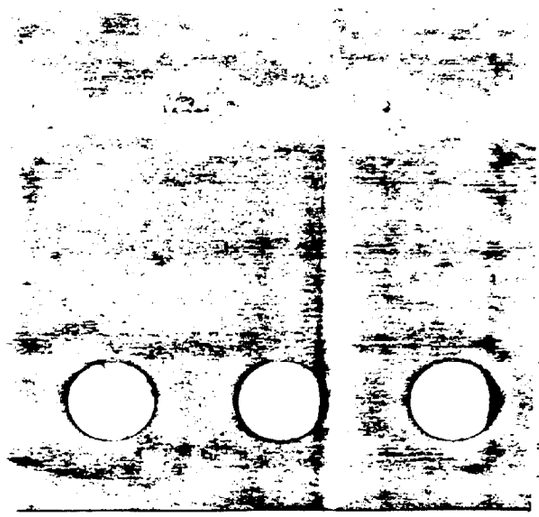
NOTARY PUBLIC AT LARGE

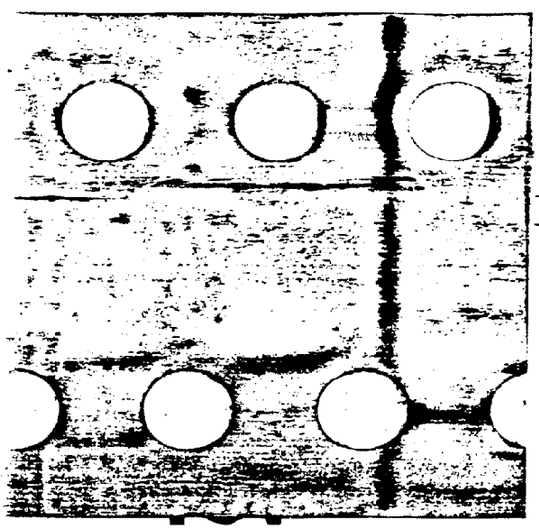
18285
IDENTIF. ⇒ REFERENCE

94 DEC 19 AM 10:50
FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

4366 12/19 0101 03CHECK 323.80

H:\RMCAL\KERSHAW.DED (December 15, 1994)





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

RECEIVED OF _____

FOR _____

BOOK 9549 PG 333

| | | |
|---|---|---|
| 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 | 84000.00 |
| | | | CON TX | 6310.80 |
| | | | ERR | CO |
| | | | CON TX | 6310.80- |
| | | | CON TX | 310.80 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 323.80 |
| | | | CHECK | 323.80 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0952 0001 4266

18285
IDENTIF. # REFERENCE

94 DEC 19 AM 10:50

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

**No.** 864212