3&L 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 9604 PG 697

95 FEB 27 PM 3:2

371.00

WARRANTY DEED

Name and Address of New Owner:
Wayne A. Justice
1211 Jo Johnston Ave
Nashville, TN 37203

Send Tax Bills To:
New Owner

Street Address of Subject Property:	**Map-Parcel No:**
1200 Jo Johnston Avenue **Nashville, Tn**	**092-08-061.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HELEN S. KIMBRO MARITAL TRUST, UNDER THE WILL OF HARLON J. KIMBRO, SR., DECEASED, HARLON J. KIMBRO, JR., TRUSTEE,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **WAYNE A. JUSTICE AND ELLIS C. GALYON** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. The Plan of record in Boook 57, page 13 Register's Office for Davidson County, Tennessee, and all zoning regulations, setback lines, if any, easements and rights of way for public utilites applicable to the property in question.

2. Right of Way Easement of record in Book 4379, Page 97, Register's Office for Davidson County, Tennessee.

3. Advertising Easement as retained in said deed of record in Book 4541, Page 763, Register's Office for Davidson County, Tennessee.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its

heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 24th day of February, 1995.

HELEN S. KIMBRO MARITAL TRUST
UNDER WILL OF HARLON J. KIMBRO, SR., DECEASED

By: /s/ Harlon J. Kimbro, Jr. Trustee
Harlon J. Kimbro, Jr., Trustee

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County,aforesaid, personally appeared Harlon J. Kimbro, Jr., Trustee of the Helen S. Kimbro Marital Trust, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of February, 1995.

NOTARY PUBLIC
My commission expires:_____

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of February, 1995.

NOTARY PUBLIC
My commission expires:_____

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

884 02/27 0101 03CHECK 161.00

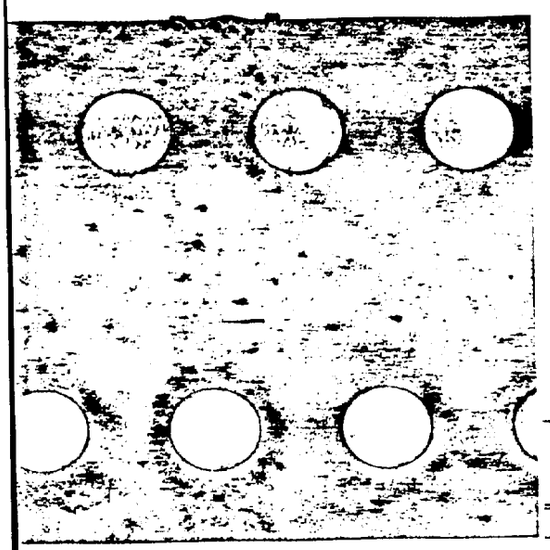
EXHIBIT A

Land in the 1st Civil District of Davidson County, Tennessee, being the property of Reproco,Inc., as of record in Book 3906, pages 881-882, Register's Office for said County, more particularly described according to a survey by Wm. Collier Parrish Associates, dated July 31, 1959, as follows:

BEGINNING AT THE NW/C of Jo Johnston Avenue and 12th Avenue, No.; thence along th northerly margin of Jo Johnston Avenue, south 59 deg. 00' W, 140.6 feet to a point on the northerly margin of said Jo Johnston Avenue; thence N. 31 deg. 39' W, 100.00 feet to a point; thence N. 59 degrees 00' E, 93.00 feet to a point; thence N. 31 deg. 39' W, 3.00 feet to a point; thence N. 59 deg. 00' E, 47.6 feet to a point on the westerly margin of 12th Avenue, North; thence along said westerly margin, S 31 deg. 39' E. 103.00 feet to the point of beginning, less and except that portion of the above described parcel taken by the State of Tennessee for Right of Way of record in Book 4379, pages 97, 98 & 99 of the Register's Office for Davidson County, Tennessee.

The above described parcel is also subject to an advertising easement to be retained by Phillips Petroleum Co., more particularly described as follows: BEGINNING at the northeasterly corner of above described property and running along the westerly margin of 12th Avenue, North S. 31 deg. 39' E 12.00 feet; thence S 59 deg. 00' W, 12.00 feet; thence N. 31 deg. W 12.00 feet to a point on the northerly line of afore described property; thence along said northerly line N 59 deg. 00' E, 12.00 feet to the point of beginning.

Being part of the property conveyed to Harlon J. Kimbro d/b/a Kimbro-Oakley Company by deed from Reproco, Inc., as of record in Book 4541, page 763, Register's Office for Davidson County, Tennessee. The said Harlon J. Kimbro having since died and title now being vested in Helen S. Kimbro Marital Trust under WIll of Harlon J. Kimbro, Sr., deceased, of record in Will Book 155, page 35, Probate Court for Davidson County, Tennessee, Harlon J. Kimbro, Jr., Trustee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

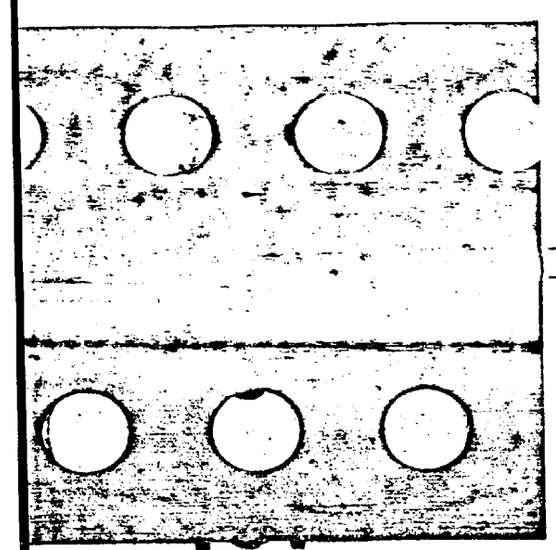
RECEIVED OF _____

FOR _____

BOOK 9604 PG 700

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	40000.00
CON TX	148.00
PRFEE	1.00
[illegible] BANK	12.00
TOTAL	161.00
CHECK	161.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/95 01 15:22 0001 5284

37400
IDENTIF. & REFERENCE

95 FEB 27 PM 3:21

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 884956