# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10197 PG 85

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133333.37

Terry C Reeves
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th DAY OF September, 19 96

Kristin K. Davis
NOTARY PUBLIC

My Commission expires: Jan 29, 2000

NOTARY PUBLIC STATE OF TENNESSEE LARGE

THIS INSTRUMENT PREPARED BY

Joseph L. Lackey, Jr., 1230 First American Center, Nashville, TN 37238
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Terry C. Reeves | same | Map 6 |
| (NAME) | (NAME) | |
| 606 Wade Circle | | Parcel 33, 34 |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | 47 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## Warranty Deed

**For and in Consideration of** the sum of $ 1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Diane Denise Reeves,
Terry Cameron Reeves and Jack K. Kershaw

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

the following GRANTEES as tenants in common an undivided interest to wit: Linda Hathaway Howe - 2%; G. Willard Howe - 20%; Jack Kershaw - 5%; Diane Denise Reeves - 2%; Terry Cameron Reeves - 71%

their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Attached Exhibit A

0587 09/19 0101 03CHECK 440.34

- unimproved ( X )
This is improved ( ) property, known as Bakers Station Road, Nashville, TN
(House Number) (Street) (City) (State) (Zip)

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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** our hands this 19 day of September, 19 96.

Terry C Reeves

Diane D Reeves

Jack Kershaw

**INDIVIDUAL ACKNOWLEDGMENTS:**

STATE OF TENNESSEE } BOOK 10197 PG 86
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Terry C. Reeves, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 19th day of September, 1996

My Commission expires:
Jan 29, 2000

Kristin K Orsland
Notary Public

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane D. Reeves, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of September, 1996

My Commission expires:
Jan 29, 2000

Kristin K. Orsland
Notary Public

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jack Kershaw, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 19th day of September, 1996

My Commission expires:
Jan 29, 2000

Kristin K Orsland
Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public

EXHIBIT A

TRACT NO. 1: Land in the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by James A. Hamilton, Jr., June 29, 1963, consisting of two tracts shown on said survey, as follows:

BEGINNING at a point in the center line of Bakers Station Road, as now located, formerly known as Lame Dog Road, at a point in the line of the lands of the L & N Railroad, the southeasterly corner of the Clyde E. Crensy Tract, as conveyed by deed of record in Book 2737, page 385, Register's Office; being a corner of the Hampton Lands as originally conveyed in Book 271, page 250; Register's Office, said point being in the center line of the Old Bakers Station Road and being a common southerly corner of said Hampton Tract shown on said survey and likewise being located North 3° 30' East 493.17 feet from the center line of the north bound main tract of the L & N Railroad; thence along Hampton's line, along the center line of Old Bakers Station Road, North 68° 36' 44.33" east 155.1 feet; South 42° 53' 55.08" East 42.09 feet to a point in the center line of Bakers Station Road, as now located; thence with the center line of same, as follows: North 85° 01' 30" East 68.55 feet; North 76° 23' 25.4" East 100.51 feet; North 67° 01' 30" East 100 feet; North 53° 44' 04.67" East 99.84 feet; North 41° 31' 30" East 100 feet; North 29° 37' 12.1" East 100.05 feet; thence leaving the center line of said Road, and running North 28° 06' 30" East 185.55 feet to a point near the east margin of said Road, said point being South 7° 16' 40" West 16.5 feet from an old squared set stone corner; thence crossing said Road as follows: North 87° 13' 20" West 338.25 feet to a point; thence South 70° 46'40" West 102.3 feet; thence South 53° 16' 40" West 326.7 feet to a point in the east line of the other Malcolm B. Hinkle tract herein described; thence along the east line of said Tract, North 3° 30' East 57.75 feet to a corner at the east end of an old stump in a fence in Coggin line; thence with Coggin's line, North 86° 13' 02.7" West 430.89 feet to a point in the remnants of an old pile of rock; thence North 16° 54' 01.7" West 875.47 feet to a hickory in a fence line corner; thence along Coggin's line, along said fence, South 84° 52' 40" West 389.39 feet to a large hickory tree, a fence corner of the Baker tract; thence along Baker's line, partly along said fence, South 31° 06' 18.46" West 262.46 feet to the most northerly corner of the Clyde E. Crensy 6.35 acre tract; thence along Crensy's northerly line, South 51° 46' 11.43" East 1,498.16 feet to the point of beginning, having a combined acre in both tracts of 13.61 acres, more or less.

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IDENTIFICATION REFERENCE
PICK-UP
96 SEP 19 PM 4:12

BEING part of the same property conveyed to Tennlite, Inc., by deed from Harry S. Curlin and Peter B. Curlin, doing business as Curlin Brothers, of record in Book 3973, page 70, Register's Office for Davidson County, Tennessee.

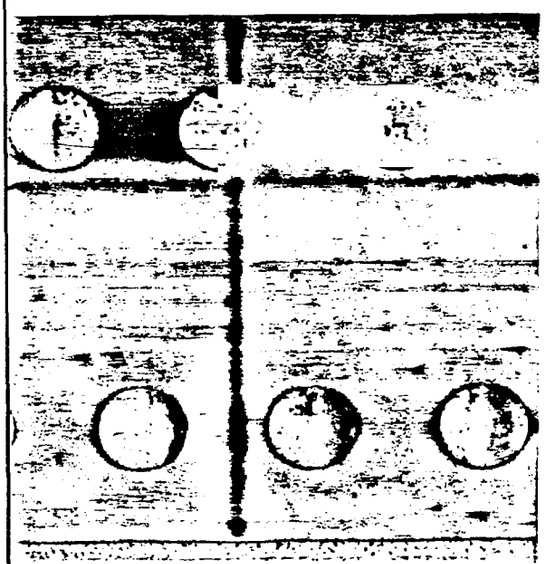
TRACT NO. 2: Land in the 10th Civil District of Davidson County, Tennessee, being described according to a copy of a survey thereof made June 29, 1963, by James A. Hamilton, Jr., Surveyor, as follows:

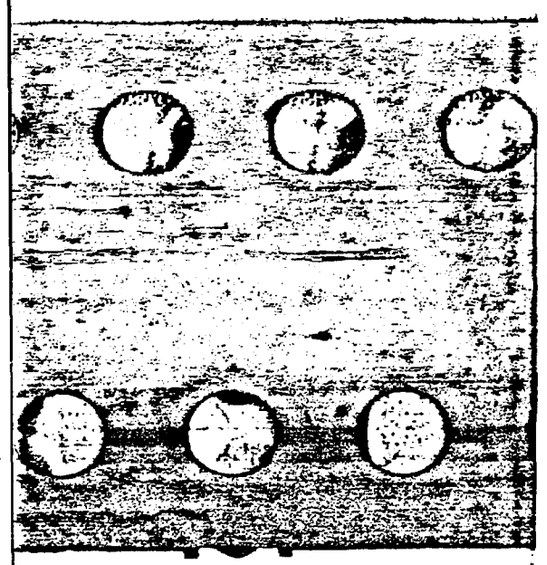
BEGINNING at a point in the center line of Bakers Station Road, formerly known as Lame Dog Road, said point being at the Intersection of Bakers Station Road, as now located, and the approximate center line of Old Bakers Station Road, said point likewise being the northwesterly corner of the Hampton Land and a corner of the lands of Malcolm B. Hinkle and wife, consisting of two tracts shown on said survey, said point likewise being North 3° 30' East 493.17 feet from the center line of the north bound main tract of the L & N Railroad; thence along the southerly line of the Malcolm B. Hinkle 8.75 acres tract, North 51° 46' 11.43" West 1,498.16 feet to a point in the easterly line of the Baker Tract; thence with the line of said tract, South 31° 06'18.46" West 224.75 feet to the northeasterly right-of-way of the L & N Railroad which at this point is 300 feet wide, said point being North 31° 06' 18.46" East 150.09 feet northeast from the center line of said North bound main tract; thence along said Railroad right-of-way, parallel to the center line of the North bound main tract, South 56° 57' 30" East 411.2 feet to a point and continuing southeasterly around a curve, having a radius of 3,014.93 feet, a distance of 503.99 feet to a point and continuing South 47° 22' 50" East 362.28 feet to a point in the northerly margin of Bakers Station Road; as now located, in the center line of Old Bakers Station Road; thence with the center line of said Old Road, continuing along the line of the property of the L & N Railroad, North 57° 45' East 135.8 feet to a point and South 81° 45' East 179.85 feet to the point of beginning containing 6.35 acres, more or less.

BEING part of the same property conveyed to Tennlite, Inc., by deed from Harry S. Curlin and Peter B. Curlin, doing business as Curlin Brothers, of record in Book 3973, page 70, Register's Office for Davidson County, Tennessee.

Also being an undivided portion of the property conveyed by Terry Cameron Reeves to Jack K. Kershaw as a tenant in common with a 5% interest of record in Book 10109, page 230, Register's Office of Davidson County, Tennessee.

This conveyance is subject to a limited partnership agreement entered into between GRANTEES and is subject to a mortgage lien evidenced by Deed of Trust securing the Bank of Goodlettsville on a loan in the approximate amount of $45,000.00. The GRANTEES with the exception of Jack K. Kershaw agree to assume the balance on this debt as follows: Diane D. Reeves - 2%; Terry C. Reeves - 76%; G. Willard Howe - 20%; and Linda Hathaway Howe - 2%.





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

RECEIVED OF _____

FOR _____

BOOK 10197 PG 90

| | | |
|---|---|---|
| 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 113333.37
CON TX 419.34
PRFEE 1.00
WDEED 20.00
TOTAL 440.34
CHECK 440.34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/19/96 01 15:18 0001 0587

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IDENTIF. ↑ REFERENCE

96 SEP 19 PM 4:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033008