0350590

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

97 SEP 19 PM 3:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mary Jane Wilson 101 Mont Chanin Old Hickory, TN 37138	New Owner	Map 53 Parcel 13

BOOK 10615 PG 398

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Ben West, Trustee of the Trust created by the Last Will and Testament of Edward J. Hunter, deceased**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary Jane Wilson, unmarried**, hereinafter called the Grantee, her heirs and assigns, all of Grantor's interest, being an undivided one-half interest, in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 4th Civil District of Davidson County, Tennessee, being Tract No. 21 on the Plan of the Nashville Industrial Corporation holdings at Old Hickory, Tennessee, not of record, described according to a survey made by L. C. Petty & Co., Carthage, Tennessee, June __, 1958, as follows:

Beginning on the northeasterly margin of Bypass Highway or Robinson Road at the most southerly corner of the property conveyed to American Legion, Old Hickory Post No. 91, Inc. by deed from Nashville Industrial Corporation, of record in Book 1730, page 1, said Register's Office; thence with the southeasterly line of said American Legion property, North 35° 30' East 341 feet to an iron pipe on the southwesterly margin of the right-of-way of the T.C.R.R., 62 1/2 feet from the center line of tract; thence with said right-of-way, South 42° 30' East 966 feet to the northerly margin of an unnamed street; thence with said street, South 75° West 72.3 feet and South 81° 52' West 227 feet to the northeasterly margin of Bypass Highway or Robinson Road; thence with said Highway or Road, North 50° 15' West 739.5 feet to the beginning, containing 5.89 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED THEREFROM ARE THE FOLLOWING SIX (6) TRACTS OF LAND.

TRACT I:

LAND in the 4th Civil District of Davidson County, Tennessee, being part of Tract No. 21 on the Plan of the Nashville Industrial Corporation, not of record, described according to a survey made by John M. Sullivan, Civil Engineer, July 7, 1964, as follows: BEGINNING on the northeasterly margin of Bypass Highway or Robinson Road at the most southerly corner of the property conveyed to American Legion Old Hickory Post No. 91, Inc. by deed from Nashville Industrial Corporation of record in Book 1730, page 1, said Register's Office; thence with the southeasterly line of said American Legion property North 35° 30' East 341 feet to an iron pin on the southwesterly margin of the right-of-way of the T. C. Railroad, 62 1/2 feet from the center line of the track; thence with said right-of-way South 42° 30' East 97.8 feet; thence South 49° 45' West 327.2 feet to the northeasterly margin of Bypass Highway or Robinson Road; thence with the same North 50° 15' West 70 feet to the beginning.

BEING the same property conveyed to A & B Tool Company, a Tennessee corporation by deed from Crafton A. Wilson and Edward J. Hunter of record in Book 3812, page 160, Register's Office of Davidson County, Tennessee.

TRACT II:

LAND in Davidson County, Tennessee, being a part of Tract No. 21 of Nashville

Industrial Corporation Subdivision, not of record, described according to a survey made June 25, 1965 by John M. Sullivan, Civil Engineer, as follows:
BEGINNING at a stake in the northerly margin of Robinson Road, approximately 192.98 feet west of a marker at the beginning of a curve into Merritt Avenue; thence with said Road, North 49° 31' West 100 feet; thence leaving said Road, North 44° 30' East 280.13 feet to the right-of-way of the T. C. Railway; thence with said right-of-way, South 42° 30' East 99.89 feet; thence leaving said railroad South 44° 30' West 267.9 feet to the beginning.

BEING the same property conveyed to Byrom A. Hardiman and wife, Lois B. Hardiman of record in Book 3931, page 580, Register's Office of Davidson County, Tennessee.

TRACT III:

LAND in the 4th Civil District of Davidson County, Tennessee, being part of Tract 21 on the Plan of Nashville Industrial Corporation Plan, not of record, and described according to a survey made by John M. Sullivan, Civil Engineer, dated April 22, 1966, as follows:
BEGINNING in the northeasterly margin of Robinson Road, at the southwesterly corner of a part of Tract 21 conveyed to A & B Tool Company by deed from Crafton A. Wilson, et al, as of record in Book 3812, page 160, said Register's Office; thence along their southeasterly line, North 39° 45' East 327.2 feet to the southwesterly right-of-way of the Tennessee Central Railroad; thence along said right-of-way, South 42° 30' East 50 feet; thence leaving said right-of-way, South 39° 42' West 319.4 feet to the northeasterly margin of Robinson Road; thence with said Road, North 50° 15' West 50 feet to the point of beginning.

BEING the same property conveyed to A & B Tool Company, Incorporated by deed from Crafton A. Wilson and Edward J. Hunter of record in Book 4638, page 735, Register's Office of Davidson County, Tennessee.

TRACT IV:

BEGINNING at the point of intersection of the northeastwardly margin of Old Hickory Boulevard (State Route 45) and the southeastwardly boundary of the A & B Tool Company property, thence along the said boundary North 44° 22' East 5 feet, more or less, to a point; thence South 47° 38' East 322 feet, more or less, to a point; thence South 44° 18' West 5 feet, more or less, to a point in the said margin of Old Hickory Boulevard; thence along the said margin North 47° 38' West 322 feet, more or less, to the point of beginning and containing 1,620 square feet.

BEING the same property conveyed to State of Tennessee by deed from Crafton A. Wilson and Edward J. Hunter of record in Book 4950, page 962, Register's Office for Davidson County, Tennessee.

TRACT V:

LAND in the 4th Civil District of Davidson County, Tennessee, and described as follows:
COMMENCING on the northeasterly margin of Robinson Road (State Route 45) at the southerly corner of the property conveyed to the American Legion, Old Hickory Post No. 91, Inc. by deed from Nashville Industrial Corporation of record in Book 1730, page 1, said Register's Office, this being 412.6 feet easterly from a concrete monument at the intersection of Martingale Road and Robinson Road; thence along the right-of-way of said Robinson Road South 49° 14' East, 120.0 feet to a point; thence North 42° 13' east 178.73 feet to the point of beginning; thence continuing on the same line 140.33 feet to an iron pin in the right-of-way of the T. C. Railroad; thence with said right-of-way South 42° 30' East 121.07 feet to an iron pin; thence South 42° 13' West 126.01 feet to an iron pin; thence North 44° 17' 3" West 120.59 feet to the point of beginning, said tract containing 0.37 acres, more or less.

BEING the same property conveyed to A & B Tool Company, Incorporated of record in Book 5821, page 621, Register's Office for Davidson County, Tennessee.

TRACT VI:

LAND in Davidson County, Tennessee, being described on a survey by A & A Engineers of Nashville, Tennessee, dated October 24, 1990, as follows:

Beginning at the intersection of Old Hickory Boulevard (State Route 45) and Merritt Street in Old Hickory, Tennessee; thence, along the northeasterly boundary of State Route 45, North 49° 49' West a distance of 217.60 feet to a point; thence, North 44° 28' 21" East a distance of 260.18 feet to a point in the southwestern margin of CSX Transportation, Inc.; thence, with the southwestern margin of CSX Transportation, Inc., South 42° 56' 30" East a distance of 395.48 feet to a point in the northern margin of Merritt Street; thence, along the northern margin of Merritt Street, South 77° 29' 43" West a distance of 67.09 feet to a point; thence, continuing with the northern margin of Merritt Street, South 84° 16' 28" West a distance of 221.00 feet to the point of beginning, containing 1.73 acres, more or less.

Being the same property conveyed to Ben West, Trustee of the Trust created by the Last Will and Testament of Edward J. Hunter, deceased by deed from Mary Jane Wilson as of record in Book 10615, Page 395, Register's Office for Davidson County, Tennessee.

The Property conveyed hereby is subject to an easement granted to the State of Tennessee in Book 5261, page 838, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northeast margin of Old Hickory Boulevard said point being 40 feet left of station 29+83.16, thence North 43° 06' East 10 feet, more or less, to a point; thence North 47° 38' West 15 feet, more or less, to a point; thence 43° 06' East 10 feet, more or less, to a point; thence South 47° 38' East 16 feet, more or less, to a point; thence South 43° 06' West 20 feet, more or less, to a point in said northeast margin; thence along the said margin North 47° 38' West 1 foot, more or less, to the point of beginning and containing 170 square feet.

The property described herein being part of the same property conveyed to Crafton A. Wilson and Edward J. Hunter by deed from First National Company, a corporation organized and existing under the laws of the State of Tennessee of record in Book 3674, page 2, Register's Office of Davidson County, Tennessee. The said Crafton A. Wilson died September 21, 1987 leaving a Last Will and Testament, a copy of which is of record in the Probate Court Clerk's Office for Davidson County, Tennessee in Will Book 162, page 494, and which Will devised the interest held by Crafton A. Wilson, being an undivided one-half interest, to Mary Jane Wilson. The said Edward J. Hunter died November 5, 1987 leaving a Last Will and Testament, a copy of which is of record in the Probate Court Clerk's Office for Davidson County, Tennessee in Will Book 161, page 58, and which Will devised the interest held by Edward J. Hunter, being an undivided one-half interest, to Commerce Union Bank as Trustee of a Trust created by said Last Will and Testament. By order of the Davidson County Probate Court filed in Minute Book 373, page 187, Probate Court Clerk's Office, and further of record in Book 10611, Page 683, said Register's Office, Commerce Union Bank, was replaced as Trustee by Ben West.

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 Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and he does further covenant and bind himself, his successors and assigns, 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18th day of September, 1997.

Ben West - TRUSTEE

Ben West, Trustee of the Trust created by the Last Will and Testament of Edward J. Hunter, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10615 PG 401

The actual consideration or value, whichever is greater, for this transfer is $202,500.00.

Mary Jane Wilson
Affiant

Subscribed and sworn to before me this
18th day of September, 1997.

Notary Public
My commission expires: 5/27/01

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ben West, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee of the Trust created by the Last Will and Testament of Edward J. Hunter, deceased (the "Trust"), the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee for the Trust.

WITNESS my hand and official seal, this 18th day of September, 1997.

Notary Public
My commission expires: 5/27/01

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WILSON.WD

0827 09/19 0101 03CHECK 766.25

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

RECEIVED OF _____

FOR _____

BOOK 10615 PG 402

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 202500.00
CON TX 749.25
PRFEE 1.00
WDEED 16.00
TOTAL 766.25
CHECK 766.25

09/19/97 01 15:26 0001 0827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0350590
IDENTIFICATION REFERENCE

97 SEP 19 PM 3:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1200233