BOK 50-B

JH

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 98 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) July 23, 2000

BOOK 10853 PG 798

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary K. Kimball (NAME)	Union Planters Bank, N.A. (NAME)	MAP 85
2811 Lealto Court (ADDRESS)	One Burton Hills Blvd. (ADDRESS)	PARCEL 3.01
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, A.B. Clayborne and wife, Sarah S. Clayborne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary K. Kimball and wife, Susan Kimball

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of an unnumbered tract marked Mrs. A. H. Roberts, and shown on the Plan of Nob Hill, of record in Book 2663, page 31, Register's Office for Davidson County, Tennessee, together with a 20-foot roadway lying between Lots 45 and 46 on said plan, and described together as follows:

Beginning at a point in the south margin of Lealto Court at the northeast corner of Lot No. 45, being the west line of a 20-foot roadway; thence with the line of said roadway and along the east line of Lot No. 45, South 16 degrees 26 minutes East, 257.4 feet to a point; thence South 38 degrees 14 minutes East, 96.6 feet to a point at the southeast corner of said Lot No. 45; thence crossing said roadway or strip, North 85 degrees 49 minutes East, 10 feet, more or less, to a point in the centerline of the same, and a gravel road; thence along the centerline of said Road, as follows: South 25 degrees 11 minutes East, 251 feet; South 55 degrees 09 minutes East, 150 feet; South 89 degrees 41 minutes East, 86.5 feet; North 68 degrees 03 minutes East, 103.08 feet to a point; thence North 26 degrees 12 minutes West along the line of Mrs. A. H. Roberts, and 20 feet West of and parallel to the line of the U. S. Government property, a distance of 205 feet to a point; thence North 14 degrees 42 minutes West, 116.15 feet to a concrete monument at the southeast corner of Lot No. 47 on the plan of Nob Hill; thence with the south line of said Lots 47 and 46, South 85 degrees 49 minutes East, 282.9 feet to the southwest corner of Lot No. 46, and the east line of said 20-foot roadway or strip; thence along the line of the same, along the west line of Lot No. 46, North 33 degrees 30 minutes West, 109 feet; North 16 degrees 26 minutes West, 250 feet to the South margin of Lealto Court; thence with the margin of the same, Westerly 20 feet, more or less, to the point of beginning.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2811 Lealto Court, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 hand s this 16th day of March 19 98

A.B. Clayborne

Sarah S. Clayborne

BOOK 10853 PG 799

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A.B. Clayborne and wife, Sarah S. Clayborne

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of March 19 98.

Commission expires Sept 13, 2000

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

98 MAR 25 PM 2:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04116664

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to A. B. Clayborne and wife, Sarah S. Clayborne, by deed from Nan Isbel Roberts, a widow, of record in Book 3538, page 410, Register's Office for Davidson County, Tennessee.

0612 03/25 0101 03CHECK 938.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10853 PG 801

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
250000.00
CON TX 925.00
PRFEE 1.00
WDEED 12.00
TOTAL 938.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 938.00

03/25/98 01 14:53 0001 0612

04116664
IDENTIF. # REFERENCE

98 MAR 25 PM 2:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1270909