Davidson County DEEDWARR
Recvd: 09/28/00 15:32 7pgs
Fees:30.00 Taxes:0.00
20000928-0096198

44
C.T.

THIS INSTRUMENT PREPARED BY: Jeffrey Mobley GULLETT, SANFORD, ROBINSON & MARTIN, PLLC Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).

Address new owner as follows:

Marilyn Hinton
5933 Asberry Court
Nashville, TN 37221

Send Tax Bills to:

Same

Map-Parcel Numbers

Tracts I & II Map 6, Par 18
Tract III Map 6, Par 4
Tract IV Map 6, Par 3 (Wmson Co.); Map 156, Par 91 (Davidson Co.)
Tract V _____
Tract VI Part of Map 87, Parcels 40 & 41

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Kem Hinton, hereinafter called the Grantor, for the purpose of terminating a tenancy by the entirety between the Grantor and the Grantor's spouse, Marilyn Hinton, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Marilyn Hinton, has bargained and sold, and by these presents does transfer and convey unto Marilyn Hinton, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to certain tracts or parcels of land in Williamson County and Davidson

County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

This conveyance is subject to the following:

1. 2000 State and County taxes, a lien not yet due and payable, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of SEPTEMBER, 2000.

Kem Hinton

142448.1

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kem Hinton, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of September, 2000.

Glenda S. Burns
Notary Public



My Commission Expires: 5-14-02

142448.1

EXHIBIT A

Legal Description

TRACT I:

A tract of land lying and being situated in the Sixth (6th) Civil District of Williamson County, to wit:

Beginning at an iron pin located in the intersection of Walton's north line and Walton's east line thence proceeding with Walton's east line North 2° 13' East 463.83 feet to an iron pin; North 81° 11' West 115.25 feet to an iron pin; South 1° 27' West 114.70 feet to an iron pin; North 85° 13' West 1104.07 feet to an iron pin; North 45° 00' East 185.23 feet to an iron pin; North 32° 46' East 185.35 feet to an iron pin; North 43° 00' East 117.70 feet to an iron pin; South 85° 28' East 397.21 feet to an iron pin; North 54° 56' East 97.70 feet to an iron pin; North 68° 56' East 162.80 feet to an iron pin; South 34° 39' East 107.50 feet to an iron pin; South 78° 27' East 540.20 feet to an iron pin; South 3° 26' East 275.80 feet to an iron pin; South 23° 24' East 92.50 feet to an iron pin; South 32° 16' East 209.70 feet to an iron pin; South 2° 47' East 231.40 feet to an iron pin; North 84° 20' West 509.66 feet to the point of beginning, containing 17.158 acres, more or less.

TRACT II:

Land in the 6th Civil District of Williamson County, Tennessee, described according to a survey by Michael V. Holmes, Surveyor, dated October 22, 1970, as follows:

Beginning at a point 372.21 feet east of the northwesterly point of the Bill M. Gray property, as recorded in Book 147, page 293, Register's Office for Williamson County, Tennessee, said Bill M. Gray point being 10.62 feet east of the intersection of an extension of Asberry Court and a right-of-way for roadway purposes; thence N. 18° 59' East 135.0 feet to an iron pin; thence S. 85° 57' East 213.30 feet to an iron pin in the common corners of the Bill M. Gray, Mary Sullivan and John Mansfield properties; thence S. 68° 56' West 162.6 feet to an iron pin; thence S. 54° 54' West 97.75 feet to an iron pin; thence West 25 feet to the point of beginning.

INCLUDED in the above described property, but specifically EXCLUDED therefrom is the following described tract of land conveyed to William S. Witt and wife, Mary Watkins Witt, by deed from Billy M. Gray and wife, Ann T. Gray, of record in Book 340, page 253, Register's Office for Williamson County, Tennessee:

A certain tract of land situated in the Sixth Civil District of Williamson County, Tennessee, the same being generally bounded on the north by the land of Sullivan (now Witt), as of record in Book 147, page 93, Register's Office for Williamson County, Tennessee; bounded on the east by lands of Mansfield, as of record in Book 135, page 434, said Register's Office; bounded on the south by lands of Walton; bounded on the west by the lands of Chaffin, and by the land of Billy M. Gray, as of record in Book 147, page 293, said Register's Office, and being more particularly described according to a survey by Howard Anderson, Surveyor, dated January, 1967, as follows:

Beginning at the northeasterly corner of the herein described tract of land, said corner further described as being the southeasterly corner of the land of Sullivan (now Witt), and being in the westerly line of the land of Mansfield; thence with Mansfield's westerly line South 03 deg. 26 min. East 275.80 feet to an iron pin; thence continuing with Mansfield's westerly line South 23 deg. 24 min. East 92.50 feet to an iron pin; thence South 32 deg. 16 min. East 209.70 feet to an iron pin; thence continuing with Mansfield's westerly line South 02 deg. 47 min. East 231.40 feet to an iron pin, said point being the southeasterly corner of the property herein conveyed and being in the northerly line of the land of Walton; thence

running with Walton's northerly line and a fence, North 84 deg. 20 min. West 509.66 feet to an iron pin; thence running North 02 deg. 13 min. East 463.83 feet to an iron pin; thence severing the land of Billy M. Gray and running North 02 deg. 13 min. East 313.92 feet to a point in the southerly line of Sullivan (now Witt); thence running with the southerly line of Sullivan (now Witt) South 78 deg. 27 min. East 303.70 feet to the point of beginning, and continuing 6.94 acres, more or less.

Tracts I & II being the same property conveyed to Kem G. Hinton and wife, Marilyn M. Hinton, by deed from Billy M. Gray and wife, Ann T. Gray, of record in Book 796, Page 848, Register's Office for Williamson County, Tennessee.

TRACT III:

Land located in the Sixth Civil District of Williamson County, Tennessee, described as follows according to a survey by J. Bruce Rainey, Surveyor, #823, dated December 13, 1993 and known as Job no: 920392, and being Tract 1 on said survey:

Beginning at an existing iron pin in the east terminus of Asberry Court, said point being the Southeast corner of the herein described property and a corner to the Kem Hinton property of record in Deed Book 796, page 848, R.O.W.C., TN.; thence North 86 degrees 14 minutes 22 seconds West 554.76 feet to an existing iron pipe, said pipe being the Southwest corner of the herein described property and a corner to the Railroad Service property of record in Deed Book 206, page 278, R.O.W.C., TN.; thence with the line of the Railroad Service property North, 30 degrees 30 minutes 00 seconds East 600.00 feet to an iron pin set; thence North 11 degrees 13 minutes 12 seconds East 55.00 feet to a point; thence leaving the line of said Railroad Service and the line severing the property of which this is a part South 79 degrees 27 minutes 49 seconds East 618.92 feet to a point in the westerly line of the Gale Higgs property of record in Deed Book 760, page 188, R.O.W.C., TN.; thence with Higgs' line South 29 degrees 05 minutes 44 seconds West 188.87 feet to an iron pin set; thence South 34 degrees 33 minutes 23 seconds West 242.31 feet to an existing iron pin; thence South 47 degrees 23 minutes 52 seconds West 191.37 feet to the point of beginning, containing 7.86 acres, more or less.

Tract III being the same property conveyed to Kem G. Hinton and wife, Marilyn M. Hinton, by deed from Harry L. Frith, Jr., of record in Book 1151, Page 837, Register's Office for Williamson County, Tennessee.

TRACT IV:

Land located primarily in the Sixth Civil District of Williamson County and partly in Davidson County, Tennessee, described as follows according to a survey by J. Bruce Rainey, Surveyor, #823, dated December 13, 1993 and known as Job no: 920392, and being Tract 2 on said survey:

Beginning at a point in the westerly line of the Gale Higgs property of record in Deed Book 760, page 188, R.O.W.C., TN., said point of beginning being the Southeast corner of the herein described property, said point also being located North 47 degrees 23 minutes 52 seconds East 191.37 feet, North 34 degrees 33 minutes 23 seconds East 242.31 feet, & North 29 degrees 05 minutes 44 seconds East 188.87 feet from an existing iron pin at the east terminus of Asberry Court; thence with the line severing the property of which this is a part North 79 degrees 27 minutes 49 seconds West 618.92 feet to a point in the easterly line of the Railroad Service property of record in Deed Book 206, page 278, R.O.W.C., TN.; thence with the line of said Railroad Service North 11 degrees 13 minutes 12 seconds East 494.98 feet to an existing iron pipe; thence continuing with said Railroad Service property South 87 degrees 00 minutes 45 seconds East 488.41 feet to an iron pin in concrete; thence South 84 degrees 37 minutes 30 seconds East 336.76 feet to an

iron pin set at a corner of the John Mansfield property of record in Deed Book 135, page 433, R.O.W.C., TN.; thence leaving the line of the Railroad Service property with Mansfield's line South 38 degrees 41 minutes 32 seconds West 204.37 feet to an iron pin set; thence South 25 degrees 25 minutes 05 seconds West 139.77 feet to an iron pin set; thence South 29 degrees 05 minutes 44 seconds West 231.61 feet to the point of beginning, containing 7.87 acres, more or less.

Tract IV being the same property conveyed to Kem G. Hinton and wife, Marilyn M. Hinton, by deed from Louis W. Oliver III, Trustee, of record in Book 1151, Page 839, Register's Office for Williamson County, Tennessee, and in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

TRACT V

Being a Tract of Land lying in Williamson County, Tennessee, also being Tract Five of the Property Subdivision Exhibit prepared by Cherry Land Surveying, and being more particularly described as follows:

BEGINNING at a point at the intersection of the Easterly property line of Thomas B. and Jearl Ann Johnson, as of record in Deed Book 151, page 256, at the Register's Office for Williamson County, Tennessee and the southerly property line of the property of Kem G. and Marilyn M. Hinton, as of record in Deed Book 796, page 848, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of Kem G. and Marilyn M. Hinton South 86 deg. 53 min. 00 sec. East, 329.60 feet to a point;

Thence north 17 deg. 26 min. 00 sec. East, 104.47 feet to a point in the westerly property line of the property of William S. Witt, as of record in Deed Book 365, page 89, and the property of Myron J. and Louise R. Walton, as of record in Deed Book 116, page 576, at the Register's Office for Williamson County, Tennessee;

Thence with the westerly property line of William S. Witt and Myron J. and Louise R. Walton South 03 deg. 26 min. 00 sec. East, 163.34 feet to a point;

Thence south 89 deg. 20 min. 00 sec. West, 60.60 feet to a point;

Thence south 08 deg. 26 min. 00 sec. East, 507.40 feet to a point at a corner common with Tract four;

Thence with the northerly line of Tract Four South 81 deg. 34 min. 00 sec. West, 409.43 feet to the point in the Easterly property line of Dietrich W. and Ute M. Dinse, as of record in Deed Book 460, page 93, at the Register's Office for Williamson County, Tennessee;

Thence with the Easterly property line of Dietrich W. and Ute M. Dinse and Thomas B. and Jearl Ann Johnson North 01 deg. 52 min. 00 sec. East, 644.30 feet to the point of beginning, containing 220,109 square feet (5.05 acres more or less).

Being the same property conveyed to Kem G. Hinton and wife, Marilyn M. Hinton, by deed from Perry M. Chaffin and wife, Jean Chaffin, Russell Scott Chaffin and Sherrill Diane Chaffin Einwag of record in Book 1537, page 298, Register's Office for Williamson County, Tennessee.

State of Tennessee, County of WILLIAMSON
Received for record the 21 day of
SEPTEMBER 2000 at 1:58 PM. (REC# 386083)
Recorded in official records
Book 2055 Pages 294- 300

TRACT VI

The following described tract or parcel of land, lying and being situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee, being Tract 10 on the survey of the Earl Cullum property performed by Ronny G. Brown, Surveyor, dated 5-1-87:

Beginning at a point in the center line of Trinity Road; said point being the northwest corner of the Carl Butler property and the southwest corner of Tract 1; thence with Butler's line as follows: S 86 deg. 41' E a distance of 1171.50 feet to an iron pin; S 3 deg. 31' W a distance of 227.32 feet to an iron pin in the northerly line of the N.B. Parrish property; thence with Parrish's northerly line S 86 deg. 17' E a distance of 728.50 feet to an iron pin at the southeast corner of Tract 1; thence with the easterly line of Tract 1 N 3 deg. 31' E a distance of 452.45 feet to the point of beginning; said point being the southeast corner of Tract 2 and the southwest corner of the herein described land; thence with the easterly line of Tract 2 and Tract 3 N 3 deg. 31' E a distance of 891.44 feet to an iron pin in the southerly line of Tract 9; thence with the southerly line of Tract 9 and Tract 12 N 80 deg. 01' E a distance of 815.36 feet to an iron pin at the northwest corner of Tract 13; thence with the westerly line of Tract 13 as follows: S 5 deg. 49' W a distance of 104.53 feet to an iron pin; S 21 deg. 47' W a distance of 133.43 feet to an iron pin; S 10 deg. 08' W a distance of 63.80 feet to an iron pin; S 8 deg. 40' E a distance of 47.90 feet to an iron pin; S 28 deg. 39' E a distance of 168.63 feet to an iron pin; S 15 deg. 54' E a distance of 149.20 feet to an iron pin; S 0 deg. 54' E a distance of 50.00 feet to an iron pin at the northwest corner of Tract 14; thence with the westerly line of Tract 14 as follows: S 0 deg. 54' E a distance of 142.95 feet to an iron pin; S 7 deg. 30' W a distance of 153.93 feet to an iron pin at the northeast corner of Tract 11; thence with the northerly line of Tract 11 as follows: S 84 deg. 03' W a distance of 670.26 feet to an iron pin; N 86 deg. 41' W a distance of 232.00 feet to the point of beginning, containing 18.23 acres, more or less.

There is also conveyed herewith a 50 foot easement for ingress and egress and utilities, lying 25 feet on the south boundary of Tract 2 and running parallel with said southerly boundary; lying 25 feet on the north boundary of Tract 1 and running parallel with the said northerly boundary, described as follows:

Beginning at a point located at the southwest corner of Tract 2; thence N 3 deg. 31' E a distance of 25.00 feet to a point; thence parallel to the southerly line of Tract 2 S 86 deg. 41' E a distance of 1900.00 feet to a point at the southerly line of Tract 10; thence S 3 deg. 31' W a distance of 25.00 feet to a point at the northeast corner of Tract 1; thence S 3 deg. 31' W 25.00 feet to a point; thence parallel to the northerly line of Tract 1 N 86 deg. 41' W a distance of 1900 feet to a point; thence N 3 deg. 31' E a distance of 25.00 feet to the point of beginning.

Being the same property conveyed to Kem Hinton and wife, Marilyn Hinton, by deed from Edward Earl Cullum of record in Book 673, page 146, Register's Office for Williamson County, Tennessee.

Notebook 64 Page 394
State Tax $ .00 Clerks Fee $ .00,
Recording $ 30.00, Total $ 30.00,
Register of Deeds SADIE WADE
Deputy Register KELLY FAULKNER