Over. Title 6

BOOK 4219 PAGE 610

FROM:
Overton Development Corporation
720-17th Avenue, South
Nashville, Tennessee 37203

TO:
Harpeth Village Development
Company, 709-20 Nashville
Bank & Trust Building
Nashville, Tennessee 37201

This Instrument Prepared By:
BAILEY, EWING & DALE, Attys.
709-719 Nashville Trust Building
Nashville, Tennessee 37201

Address New Owner as follows:
Harpeth Village Development
Company, 709-20 Nashville
Bank & Trust Bldg., Nashville,
Tennessee 37201

Send Tax Bills to:
Same

Map-Parcel Nos.
Map 146-4
Par 1.1, 1.5, 1.4
mp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

STATE TAX $ 961.48
PROBATE .50
TOTAL $ 961.98

The actual consideration or value, whichever is greater, for this transfer is

$ 369800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March 1968.

Notary Public

My comm. expires: April 21, 1971

MAR 14 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 14 3 25 PM '68
NOTE... PAGE 423
RECORDING FEE & 6.00
DEP. REG.

09264

For and in Consideration of the sum of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, cash in hand paid to the undersigned, Overton Development Corporation, a Tennessee corporation, by Harpeth Village Development Company, a Tennessee corporation, receipt of which is hereby acknowledged, Overton Development Corporation has bargained and sold, and by these presents do transfer and convey unto the said Harpeth Village Development Company, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Four tracts of land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being parts of Lots Nos. 1 and 3 on the Map of the land owned by May Overton Estate, as of record in Book 421, page 159, Register's Office for said County, described according to a survey made by William Collier Parrish Associates, Civil Engineers, February 8, 1963, as follows:

Beginning at a point 10 feet easterly from the westerly margin of Trousdale Drive, formerly Blackman Road, as widened, said point being north 3° 52' east 1164.90 feet from the northeast corner of Lot No. 248 on the Plan of Crieve Hall Estates, Section 3, as of record in Book 2133, page 59, said Register's Office; thence north 86° 07' West 410 feet; thence north 3° 52' east 199.23 feet to an iron stake by others; thence north 50° 29' west 297.47 feet to an iron stake by others; thence north 5° 29' west 141.42 feet to an iron stake by others; thence north 39° 31' east 47.57 feet; thence south 86° 07' east 647.5 feet to a point, being 20 feet westerly from the center line of Trousdale Drive, said point being also 10 feet east of the westerly margin of Trousdale Drive, as widened; thence with the same, south 3° 52' west 550 feet to the beginning.

Above described property subject to an easement for Trousdale Drive lying within boundaries of premises, and as set out in grant to Davidson County by Louisville and Nashville Railroad

Company, of record in Book 3286, page 453, Register's Office for Davidson County, Tennessee.

Being the same real property conveyed to Overton Development Corporation, a Tennessee corporation, by deed from Dorothy R. Norton and husband, Sam Norton, of record in Book 3571, page 281, said Register's Office.

TRACT NO. 2: Being parts of Lots Nos. 1 and 3 on the Map of the land owned by May Overton Estate, as of record in Book 421, page 159, Register's Office for said County; described according to a survey made by William Collier Parrish Associates, Civil Engineers, February 8, 1963, as follows:

Beginning at a point 10 feet easterly from the westerly margin of Trousdale Drive, formerly Blackman Road, as widened, said point being north 3° 52' east 1714.90 feet from the northeast corner of Lot No. 248 on the Plan of Crieve Hall Estates, Section 3, as of record in Book 2133, page 59, said Register's Office; thence north 86° 07' West 647.5 feet; thence north 39° 31' east 660.76 feet to a point, said point being 25 feet southwestwardly at right angles from a point in the center line of Sidco Drive; thence south 70° 18' 30" east a distance of 273.21 feet to a point; said point being 20 feet westwardly at right angles from a point in said center line of Trousdale Drive; thence south 3° 52' 30" west along a line 20 feet westwardly from and parallel to said center line of Trousdale Drive a distance of 465 feet to the beginning.

Above described property subject to an easement for a proposed right-of-way of Sidco Drive across the northeast corner of premises and easement for Trousdale Drive and lying within boundaries of premises, and as set out in grant to Davidson County by Louisville and Nashville Railroad Company, of record in Book 3286, page 453, said Register's Office.

Being the same real property conveyed to Overton Development Corporation, a Tennessee corporation, by deed from Dorothy R. Norton and husband, Sam Norton, of record in Book 3678, page 507, said Register's Office.

TRACT NO. 3: Being parts of Lots Nos. 1 and 3 on the Map of the land owned by May Overton Estate, as of record in Book 421, page 159, Register's Office for said County, described according to a survey made by William Collier Parrish Associates, Civil Engineers, February 8, 1963, as follows:

Beginning at a point 10 feet easterly from the westerly margin of Trousdale Drive, formerly Blackman Road, as widened, being the southeast corner of the property conveyed to Overton Development Corporation by deed from Dorothy R. Norton and husband, of record in Book 3571, page 281; said Register's Office; thence south 3° 52' 30" west 100 feet; thence north 86° 07' west 467.4 feet, more or less, to the original boundary line of the Norton property; thence with same north 39° 47' east 97.8 feet, more or less, to an iron stake; thence north 3° 52' 30" east 20.8 feet to the southwest corner of said Overton Development Corporation's property; thence with the southerly line of said property south 86° 07' east 410 feet to the beginning.

Being the same real property conveyed to Overton Development Corporation, a Tennessee corporation, by deed from Dorothy R. Norton and husband, Sam Norton, of record in Book 3677, page 343, said Register's Office.

TRACT NO. 4: Beginning at an iron pin in the northwest line of a tract of land conveyed by the Grantor to Dorothy R. Norton by deed dated July 26, 1962, said pin being 16.31 feet measured south 39° 31' East along said northwest line from the most northwesterly corner of the aforesaid conveyance, said point also being forty feet measured southwestwardly from and at right angles to the center line of Harding Place; thence South 39° 31' East along the northwest line of said tract of land conveyed to Dorothy R. Norton a distance of 473 feet to a point; thence North 3° 53' East a distance of 105.37 feet to a point; thence North 37° 31' East a distance of 360.92 feet to

a point, said point being 40 feet measured southwestwardly from and at right angles to said center line of Harding Place; thence South 70° 18' East along a line 40 feet southwestwardly from and parallel to said center line of Harding Place a distance of 78.64 feet to the point of beginning, containing 0.64 acre, more or less.

Being the same property conveyed to Overton Development Corporation, a Tennessee corporation, by deed from Houston-McCord Realty Company, of record in Book 4195, page 388, said Register's Office.

Included but excluded from the above property, a tract of land of record in Book 4150, page 83, Register's Office for Davidson County, Tennessee, as follows:

To find the point of beginning, commence at an iron pin in the northwest line of a tract of land conveyed by the Houston-McCord Realty Company to Dorothy R. Norton by deed dated July 26, 1962, said iron pin being 16.31 feet measured South 39° 31' East along said northwest line from the most northwesterly corner of the aforesaid conveyance, said pin also being 40 feet measured southwestwardly from and at right angles to the center line of Harding Place; thence South 39° 31' East along the northwest line of said conveyance a distance of 473 feet to the point of beginning of the following described tract of land; thence South 3° 53' West a distance of 392.50 feet to a point in another line of the aforesaid conveyance; thence along the west side of the aforesaid conveyance the following courses and distances: North 50° 29' West, 128.67 feet; North 5° 29' West, 141.42 feet; North 39° 31' East 219.02 feet to the point of beginning, containing 0.72 acre, more or less.

Said conveyance is expressly subject to the following:

1. Taxes for 1966 listed to Overton Development, as Parcel 6D-28150 $1,610.00
   Taxes for 1967 listed to same, same property --------- $1,610.00
   Taxes for 1967 listed to Houston McCord Realty, as Parcel 6D-28000 ---------- 70.00
   Taxes for 1967 listed to Overton Dev., as Parcel 6D-28250 763.00
   Interest and cost to be added.
   Taxes for 1968, a lien, but not yet due and payable.

2. Deed of trust executed by Overton Development Corporaration, to Franklin G. Clark, Trustee, dated December 29, 1965, filed January 3, 1966, and recorded in Book 3973, page 955, Register's Office for Davidson County, Tennessee, to secure to The Penn Mutual Life Insurance Company, the payment of a note for $90,000.00, payable as therein specified.

3. Deed of trust executed by Overton Development Corporation to S. H. Hunt, Trustee, dated February 16, 1967, filed February 17, 1967, and recorded in Book 4103, page 579, Register's Office for Davidson County, Tennessee, to secure to Third National Bank in Nashville, the payment of a note for $148,500.00, payable as therein specified.

4. Vendor's lien retained in deed from Dorothy R. Norton and husband, to Overton Development Corporation, dated March 4, 1963, filed February 14, 1964, and recorded in Book 3678, page 507, Register's Office for Davidson County, Tennessee, to secure the payment of a note for $114,990.00, payable as therein specified.

5. Rights of lessees, tenants or occupants of all or any part of the premises other than the insured.

6. Deed of trust executed by Overton Development Corporation to Val Sanford, Trustee, dated June 3, 1963, filed June 5, 1963, and recorded in Book 3592, page 250, Register's Office for Davidson County, Tennessee, to secure to Thomas E. McGinnis the payment of a note of even date for $65,000.00, payable as therein specified.

7. Unrecorded lease dated June 16, 1964 between Overton Development Corporation and Texaco, Inc. for a term of 15 years from and after the date certain improvements are completed by lessor and accepted by lessee, which date shall be established in writing. A memorandum of said lease containing an option to purchase premises was recorded in Book 3806, page 925, Register's Office for Davidson County, Tennessee.

By instrument dated December 29, 1965, and recorded in Book 3973, page 959, said Register's Office, said lease was assigned to Penn Mutual Life Insurance Company.

8. Terms and provisions of lease between Overton Development Corporation and Socony Mobil Oil Company, Inc., of record in Book 3993, page 113, and Book 4022, page 457, Register's Office for Davidson County, Tennessee.

9. Lease agreement made June 20, 1967, between Overton Development Corporation and Mobil Oil Corporation, of record in Book 4186, page 636, Register's Office for Davidson County, Tennessee, for the term of 15 years, beginning on the first day of the calendar month following completion of the improvements to be constructed.

10. Easement for right-of-way of Trousdale Drive granted Davidson County, Tennessee, by grants from Houston-McCord Realty Company, of record in Book 3286, page 449, and from Louisville and Nashville Railroad Company, of record in Book 3286, page 453, Register's Office for Davidson County, Tennessee, and easement for telephone and power lines along easterly ten feet of premises as shown on survey made by Parrish Engineers, Inc., July 5, 1966.

Grantee, by acceptance of this instrument, expressly assumes the payment and performance of all of the foregoing.

Grantor further conveys and assigns to Grantee all of the leases now existing upon said property, including, without limitation, those leases as identified above, and the existing leases to Texaco, Inc. and Cooper & Martin, Inc.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Harpeth Village Development Company, its successors and assigns, forever.

And Overton Development Corporation does covenant with the said Harpeth Village Development Company 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, except as set out above.

And Overton Development Corporation does further covenant and bind itself, its successors and assigns, to warrant and foever defend the title to the said land to the said Harpeth Village Development Company, its successors and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 14 day of March, 1968.

OVERTON DEVELOPMENT CORPORATION

By _____
President

Attest:

_____
Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lewis H. Conner, Jr., a Notary Public of the State and County aforesaid, personally appeared Charles W. Whittemore and Robert L. Whitcomb, with whom I am personally acquainted, and who, upon their oaths, acknowledged themselves to be the President and Secretary, respectively, of the Overton Development Corporation, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Charles W. Whittemore, as such President, and attesting the same by Robert L. Whitcomb, as such Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of March, 1968.

My comm. expires:
10-20-71

_____
Notary Public