BOOK 4231 PAGE 191

This Instrument Was Prepared By
PENNEY, LEFTWICH, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trinity Hills Village, Inc. (NAME:)	New Owner (NAME:)	59-135
P. O. Box 203 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ($303,000.00)- - - - - - - - - - - - - - - -

THREE HUNDRED THREE THOUSAND & NO/100- - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Trinity Hills Village, Inc., a Tennessee corporation, the receipt of which is hereby acknowledged,

State of Tennessee
County of Davidson

I hereby swear or affirm that the actual sale consideration of this transaction is $303,000.00.

J. R. Coarsey

J. R. Coarsey, Agent

Sworn to and subscribed before me this the 29th day of April, 1968.
Commission Expires: July 22, 1970

J. B. Downey & Sons, Inc., a Tennessee corporation,

has xxx bargained and sold, and by these presents do transfer and convey unto the said

TRINITY HILLS VILLAGE, INC., a Tennessee corporation,

its successors xxxx and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey by Barge, Waggoner & Sumner, dated April 22, 1968, as follows:

Beginning at an iron pin in the easterly margin of Whites Creek Pike, said point being the north boundary line of Cleveland Plan, as of record in Book 161, page 35, Register's Office for said County; thence north 36° 53' 30" west 22.4 feet to an iron pin in the west margin of Whites Creek Pike and being the southwest corner of Meadows property; thence north 71° 59' east 400.0 feet to an iron pin at said Meadows' southeast corner; thence north 36° 53' 30" west 100.0 feet to an iron pin at said Meadows' northeast corner; thence south 71° 59' west 400.0 feet to an iron pin at said Meadows' northwest corner; said point being in the east margin of said Whites Creek Pike; thence north 36° 53' 30" west 332.5 feet with the east margin of said Whites Creek Pike to an iron pin, being the southwest corner of Malone's property; thence north 56° 15' 30" east 400.7 feet to an iron pin at said Malone's southeast corner; thence north 36° 53' 30" west 100.0 feet to an iron pin at said Malone's northeast corner; thence south 56° 15' 30" west 193.1 feet with said Malone's north line to an iron pin, being the southeast corner of the Moreland property; thence north 36° 53' 30" west 105.2 feet with said Moreland's east line to an iron pin in the south line of the Ford property; thence north 56° 04' 30" east 554.3 feet with the south line of said Ford and Simons, and generally following a fence to an

iron pin at said Simons' southeast corner; thence north 6° 54' west 890.4 feet with said Simons' east line to an iron pin in the northeast corner of said Simons' property, being the southeast corner of Jones' property, generally following a fence; thence north 7° 41' 30" east 1002.0 feet with said Jones' east line to an iron pipe at the northeast corner of said Jones' property and being in the south margin of an old County Road; thence with the south margin of said old County Road, the following bearings and distances: north 56° 59' east 60.4 feet to an iron pin; south 89° 13' east 409.5 feet to an iron pin; south 89° 52' east 926.7 feet to an iron pin, being the northwest corner of Austin Powder Company property; thence south 1° 17' west 941.2 feet with the west line of said Austin Powder Company property to an iron pin, generally following a fence; thence south 85° 33' east 1206.9 feet with the south line of said Austin Powder Company property to an iron pin, generally following a fence, and being in the west margin of Old Natchez Trace; thence with the said west margin of Old Natchez Trace, the following bearings and distances: south 13° 41' east 107.9 feet to an iron pin; south 24° 16' east 561.3 feet to an iron pin; south 37° 10' east 232.3 feet to an iron pin; south 49° 55' east 282.5 feet to an iron pin; south 46° 31' east 253.7 feet to an iron pin; south 40° 20' 30" east 194.3 feet to an iron pin; south 33° 23' 30" east 284.5 feet to an iron axle, being the northeast corner of the Yokley property, also in the east margin of Old Matthews Road; thence south 75° 37' west 670.1 feet with the north line of Yokley and Webster, generally following a meandering fence, to an iron pin; thence south 76° 28' west 307.9 feet with the north line of Yokley and Smoot to an iron pin, being in the east margin of Toney Road, generally following a meandering fence line; thence south 0° 28' west 379.4 feet with the west line of Smoot, Yokley and Bailey, also being the east margin of Toney Road, along a fence line to an iron pin; thence north 89° 50' west 865.0 feet with the north line of Goodpasture and Mitchell, generally following a meandering fence, to an iron pin at the northwest corner of said Mitchell property, being in the east margin of Manila Street; thence north 6° 20' east 881.7 feet with the east margin of said Manila Street to an iron pin; thence north 70° 00' 30" west 596.5 feet with the north boundary of the unrecorded plan of Hickory Heights, generally following a fence, to an iron pin; thence south 3° 08' west 525.2 feet with the west boundary of said Hickory Heights, generally following a fence to an iron pin; thence south 81° 44' 30" west 823.9 feet with the north boundary of Cleveland Plan, Book 161, page 35, said Register's Office, and generally following a meandering fence, to an iron pin; thence south 79° 22' 30" west 200.9 feet with the said north boundary of Cleveland Plan, and generally following a meandering fence, to an iron pin; thence north 10° 37' 30" west 4.6 feet to an iron pin; thence south 79° 22' 30" west 8.0 feet to an iron pin; thence south 10° 37' 30" west 4.6 feet to an iron pin in the north boundary of said Cleveland Plan to an iron pin; thence south 79° 22' 30" west 319.8 feet with the north boundary of said Cleveland Plan to the point of beginning, containing 151.50 acres, more or less.

Being property conveyed to J. B. Downey & Sons, Inc. by deed from Cumberland Development Company, of record in Book 2956, page 375, said Register's Office.

Including but excluding a right-of-way for Toney Road approximately 206 feet, more or less, in length, as shown on Dewey Heights Addition (Block "E"), as of record in Book 161, page 94, said Register's Office.

BOOK 4231 PAGE 193

14416

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 30 9 38 AM '68
NOTE BOOK 118 PAGE 658
RECORDING FEE $ 6.00
DEP REG

STATE TAX $ 782.80
PROBATE .50
TOTAL $ 788.30

APR 30 1968

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

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said TRINITY HILLS VILLIAGE, INC. its successors and assigns, forever.

And it does covenant with the said Trinity Hills Village, Inc. that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And J. B. Downey & Sons, Inc. does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Trinity Hills Village, Inc. its successors and assigns against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF, said J.B.Downey & Sons, Inc. has caused this instrument to be executed this 29th day of April, 19 68

J. B. DOWNEY & SONS, INC.

Attest:

By: President

Secretary

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor....., with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____, Notary Public

Commission Expires _____

STATE OF _____
County of _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor....., with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, Shirley A Green, a Notary Public within and for the State and County aforesaid, personally appeared John B. Downey and Miriam E. Downey with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary respectively of the J. B. Downey & Sons, Inc. the within named bargainor, a corporation, and that (he) as such President and Secretary, being (they) authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John B. Downey as such President, and attesting the same by the said Miriam E. Downey as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the day of April, 1968

My commission expires July 22, 1970 Shirley A Green
Notary Public