| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Zeitlin Construction Company, Inc. (NAME) | Same (NAME) | Map 59 |
| 6620 Clearbrook Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Pt Par. 60.1 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | PW |

WARRANTY DEED

DEC 10 82 CONV 67,500.00 BOOK 4465 PAGE 595
DEC 10 82 S'TAX A* 175.50
DEC 10 82 PR'FEE A* .50
DEC 10 82 W'DEED A* 4.50 * 180.50

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration paid to it by Zeitlin Construction Company, Inc., the receipt and sufficiency of which is hereby acknowledged, Lineberger Development Co. has bargained and sold, and by these presents does transfer and convey unto the said Zeitlin Construction Company, Inc., its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 12th Civil District of Metropolitan Nashville and Davidson County, Tennessee, bordered on the east by Royal Garden Estates, Section 1 as of record in Book 3700, Page 29, R.O.D.C. and being more fully described as follows:

Beginning at a concrete monument in the northeasterly margin of Crouch Drive, said monument being North 53°-01' West a distance of 142.9' from a concrete monument at the end of a 25-foot radius turnout in the northeast quadrant of Crouch Drive and Rowan Drive and proceeding as follows: Leaving the northeasterly margin of Crouch Drive South 36°-59' West through a concrete monument on the southwesterly margin of Crouch Drive at 50.00 feet, a total distance of 200.00' to an iron pin (hereafter referred to as point 1) in the northwest corner of Lot 200 on the recorded plat of Haynes Manor, Section 1, Book 3600, Page 85, R.O.D.C. and the most southerly corner of the herein described tract; thence, North 43°-30'-30" West a distance of 120.71' to an iron pin; thence, North 34°-41'-30" West a distance of 170.89' to an iron pin; thence, North 13°-16' West a distance of 220.51' to an iron pin; thence, North 3°-30' West a distance of 386.35' to an iron pin; thence, North 14°-41' West a distance of 201.25' to an iron pin; thence, North 3°-00' West a distance of 915.10' to an iron pin; thence, North 10°-35' West a distance of 80.08' to an iron pin; thence, North 87°-58' East a distance of 257.60' to an iron pin; thence, North 87°-21' East a distance of 400.34' to an iron pin; thence, North 87°-52' East a distance of 525.04' to a concrete monument (hereafter referred to as point 2) in the center of a 150-foot Tennessee Valley Authority easement, the northwest corner of Lot 38 on the recorded plat of Royal Garden Estates, Section 1, Book 3700, Page 29, R.O.D.C. and the northeast corner of the herein described tract; thence, with the center of the T.V.A. easement and the west boundary line of Royal Garden Estates and the east boundary of the herein described tract, South 21°-07' West through a concrete monument on the north margin of Revels Drive at 80.50' and continuing 50.00' to a concrete

monument on the south margin of Revels Drive and continuing 1633.96' for a total distance of 1764.46' to an iron pin (point 3); thence, leaving the center of the T.V.A. easement but continuing with the boundary of Royal Garden Estates and the herein described tract South 18°-58' East a distance of 69.70' to an iron pin in concrete (point 4) on the southwest boundary of Royal Garden Estates, Revised Lot 199 of Haynes Manor Section 1, as of record in Book 3842, Page 83, R.O.D.C. and the herein described tract; thence, with the west margin of Revised Lot 199 and the herein described tract South 36°-59' West a distance of 200.75' to an iron pin (point 5) in the northeasterly margin of Crouch Drive and the southwest corner of Revised Lot 199 and the herein described tract; thence, with the northeasterly margin of Crouch Drive South 53°-01' East a distance of 50.00' to the point of beginning and containing 32.1 acres, more or less as per survey by Turner Engineering Company dated November 2, 1970.

Being a part of the same property conveyed to Lineberger Development Co. by deed from R. P. Price and wife, of record in Book 3675, Page 522, Register's Office of Davidson County.

Included in the herein described tract is a Tennessee Valley Authority easement 75' on either side of and parallel to the centerline as described as follows:

Beginning at point 2 as described in Call 11 of the above described and continuing as follows: South 21°-07' West a distance of 1764.46' to point 3 as described in call 12 of the above description; thence, South 21°-07' West a distance of 211.23' to a point in the boundary line of the above described tract, said point being North 36°-59' East a distance of 36.6' from point 5 as described in call 14 above; thence, South 21°-07' West a distance of 38.04' to a point in the boundary line of the above described tract, said point being South 53°-01' East a distance of 10.40' from point 5 as described in call 14 above; thence, South 21°-07' West a distance of 144.84' to a point in the boundary line of the above described tract, said point being North 36°-59' East a distance of 60.68' from point 1 as described in call 1 above.

Also included in the above description is a 10-foot sewer easement that is five feet on either side of and parallel to the centerline as described as follows:

Beginning at a point that is South 36°-59' West a distance of 37.3' from a concrete monument, the point of beginning for the above boundary survey; thence, North 56°-31' West a distance of 147.79'; thence, North 18°-49'-45" West a distance of 230.35' to a point hereafter referred to as point 6; thence, South 84°-53' West a distance of 126.02' to a point in the west margin of the above described tract; said point being South 13°-16' East a distance of 25.02' from an iron pin; thence, continuing from point 6 South 82°-11' East a distance of 90.3'; thence, South 89°-39' East a distance of 188.75' to point 3 as described in call 12 above.



NANCY EDWARDS NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 67,500.00

Subscribed and sworn to before me, this the 9th day of December 19 70

Affiant

My commission expires: January 21, 1971
(Affix Seal)

Nancy Edwards
Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Zeitlin Construction Company, Inc., its successors and assigns, forever.

And it does covenant with the said Zeitlin 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 for the easements set forth above and taxes for the year 1970, which will be paid by the grantor.

And Lineberger Development Co. does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Zeitlin Construction Company, Inc., its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Lineberger Development Co. has caused this instrument to be executed by its duly authorized officer on this 9th day of December, 1970.

This instrument was prepared in the office of Barksdale, Whalley, Leaver Gilbert & Frank SEVENTH FLOOR Third National Bank Building Nashville, Tennessee 37219

By John Whalley

LINEBERGER DEVELOPMENT CO.

By: James E. Lineberger
President

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, Nancy Edwards, a Notary Public of the State and County aforesaid, personally appeared James E. Lineberger, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Lineberger Development Co., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of December, 1970.

Nancy Edwards
Notary Public

My commission expires: January 21, 1971

FEE $ DAVIDSON COUNTY TENNESSEE
Dec 10 8 09 AM
IDENTIFICATION

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