# SPECIAL WARRANTY DEED

Address new owner as follows:

James I. Vance Berry, Trustee
c/o Murphree Realty Company
Stahlman Building
Nashville, Tennessee

Tax bills to:

Same.

Map-Parcel Nos.

172
76

BOOK 1497 PAGE 177

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FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Berkshire Life Insurance Company, a corporation, has bargained and sold, and by these presents does transfer and convey unto the said James I. Vance Berry, Trustee, with full power to mortgage, sell, transfer and convey without joinder of any beneficiary, and to his successors in trust, a certain tract or parcel of land in Davidson County, State of Tennessee, which is more particularly described in Schedule A which is attached hereto and incorporated herein by reference, the same being unimproved property and known as Holt Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors in trust, forever.

And Grantor does covenant with the said Grantee 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 taxes for the year 1970.

Grantor warrants to forever defend the title to the said land to the said Grantee, and to his successors in trust, against the lawful claims of all persons claiming by, through, or under the Grantor, but not otherwise.

WITNESS our hands this 20th day of July, 1970.

BERKSHIRE LIFE INSURANCE COMPANY

Attest:

By _____
Eugene L. Amber, Senior Vice President

_____
Paul J. Trudeau, Assistant Secretary

By _____
Merrill R. Tabor, Secretary

This instrument prepared by James I. Vance Berry, Attorney,
700 American Trust Building, Nashville, Tennessee

STATE OF MASSACHUSETTS

BOOK 4497 PAGE 178

COUNTY OF BERKSHIRE

Before me, Dorothy V. DiMashe, a Notary Public of the State and County aforesaid, personally appeared Eugene L. Amber, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Senior Vice President of the Berkshire Life Insurance Company, the within named bargainor, a corporation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Eugene L. Amber.

WITNESS my hand and seal, at office in Pittsfield, Massachusetts, this 20th day of July, 1970.

Notary Public
Dorothy V. DiMashe
My commission expires: 4/28/72

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 265,000.00 which amount is equal to or greater than the amount which the property transferred would bring at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 22 day of July 1970

Notary Public

Com. expires Sept. 12, 1973

SCHEDULE A BOOK 4497 PAGE 179

Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by James L. Murphy, Jr. and Co., dated May 4, 1968, as follows:

Beginning on the northerly margin of Holt Road at the southwest corner of the property conveyed to Johnnie J. Tucker and wife, of record in Book 2282, page 497, Register's Office for said County; thence with said Holt Road, north 86° 30' west 17.09 feet to the beginning of a curve having a radius of 12,943.52 feet; thence around said curve in a northwesterly direction 798.23 feet; thence north 82° 58' west 350.05 feet to the beginning of a curve having a radius of 9,457.63 feet, thence around said curve in a northwesterly direction 701.57 feet; thence north 87° 14' west 780 feet to the beginning of a curve having a radius of 2,479.50 feet; thence around said curve in a westerly direction 403.19 feet; thence south 83° 27' west 555 feet to the beginning of a curve having a radius of 2,501.99 feet; thence around said curve in a southwesterly direction 493.44 feet; thence north 85° 16' west 807.18 feet; thence north 3° 06' east 327.41 feet; thence north 82° 17' east 1,332.95 feet, thence north 12° 38' west 440.54 feet; thence north 36° 35' west 400.28 feet; thence north 64° 04' west 95.88 feet; thence north 16° 38' west 794.93 feet; thence south 85° 45' east 700.63 feet; thence north 85° 16' east 251.79 feet; thence north 75° 42' east 526.43 feet; thence north 2° 31' east 1,245.21 feet; thence north 88° 21' west 609.41 feet; thence north 3° 37' east 2,107.43 feet; thence north 84° 34' east 284.08 feet; thence north 3° 47' east 1,171.39 feet; thence north 89° 26' east 124.09 feet; thence south 66° 39' east 142.24 feet; thence north 60° 18' east 12.80 feet to the center of Old Carns Road; thence with same, south 38° 50' east 149.15 feet; thence south 35° 31' east 282.60 feet; thence south 39° 49' east 409.85 feet; thence south 51° 07' east 281.22 feet; thence south 51° 06' east 279.40 feet; thence south 56° 43' east 278.95 feet; thence south 66° 54' east 165.36 feet; thence south 40° 26' west 370.44 feet; thence south 2° 08' west 2,989.25 feet; thence south 79° 52' east 205.07 feet, thence south 72° 26' east 173.50 feet; thence south 43° 34' east 200.76 feet; thence south 73° 38' east 147.55 feet; thence north 82° 06' east 412.47 feet; thence north 85° 49' east 98.28 feet; thence south 76° 40' east 746.86 feet; thence north 83° 15' east 214.08 feet to a point in the western boundary line of the M. W. Moore property; thence south 2° 32' west 2,033.57 feet to the northeast corner of the said Tucker property; thence with said Tucker's northern boundary line, south 87° 40' west 467.40 feet; thence south 2° 00' east 86.50 feet to the point of beginning, containing 368.88 acres, more or less.

Included within the following, but expressly excluded therefrom, is a parcel of land located on Holt Road, 4,500 feet, more or less, west of Nolensville Road, and described as follows:

**Beginning at a point in the north right of way of Holt Road, 2,337 feet, more or less, west of the southeast corner of aforementioned**

subdivision; thence leaving said north right of way north 2° 46' east 240.00 feet to a point; thence north 46° 15' 37" east 122.96 feet to a point; thence south 42° 28' 20" east 213.99 feet to a point; thence south 2° 46' west 148.00 feet to a point in the north right of way of Holt Road; thence with said north right of way north 87° 14' west 260.00 feet to the point of beginning, containing 63,038 square feet, or 1.45 acres, more or less.

Being a part of the same property conveyed to Berkshire Life Insurance Company by deed from James E. Covington, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, of record in Book 4259, page 100, Register's Office for said County.

B 12658

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IDENTIF. REFERENCE

Apr 28 12 07 PM '71

FELIX A. NIXON II REGISTER
DAVIDSON COUNTY, TENN.

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| APR28E | CONV | * | | 265,216.00 | |
| APR28E | S'TAX | | A* | 689.52 | |
| APR28E | PR'FEE | | A* | .50 | |
| APR28E | W'DEED | | A* | 6.00 | * 696.02 |