323104

IDENTIF. REFERENCE

JUL 16 9 56 AM '71

FELIX A. ALLISON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4520 PAGE 553

WARRANTY DEED
EXCHANGING REAL ESTATE

[Address New Owner of Parcel A and Send Tax Bills to:	[Address New Owner of Parcel B and Send Tax Bills to:
[Rudy's Farm Company	[Dan C. Rudy
[2607 McGavock Pike	[2730 Pennington Bend Road
[Nashville, Tennessee 37214	[Donelson, Tennessee 37214
[Map Parcel Numbers: 62-29	[Map Parcel Numbers: 62-32

FOR AND IN CONSIDERATION of the mutual undertakings of the parties and particularly the conveyance by each to the other of the hereinafter described real estate, DANIEL C. RUDY and wife, JEANETTE C. RUDY, and J. FRANK RUDY and wife, OLEDA MILLER RUDY, have this day bargained and sold and do hereby transfer and convey unto RUDY'S FARM COMPANY, (hereinafter sometimes referred to as Company), a Tennessee corporation, its successors and assigns, certain real estate in Davidson County, Tennessee described as follows:

Parcel A

Land in the Third Civil District of Davidson County, Tennessee; being that part of the Daniel C. and J. Frank Rudy farm included in Tract No. 3 but not included in Tract No. 2; these tracts from a survey by S. M. Morrison & Son, Engineers, dated July 3, 1971, revised July 10, 1971 and printed July 14, 1971 (hereto attached as Exhibit 1 and hereinafter referred to as the Survey), and described as follows:

Beginning at an iron pin on the westerly boundary of the Rudy Brothers' tract said point being the common corner of tracts No. 2, 3 and 4 and being N2 29'E 1564.6' from the center of McGavock Pike, Rudy's southwest corner; thence S 82 22'E with the northerly boundary of Tract No. 3 1225.9' to an iron pin on the westerly margin of the Briley Parkway right-of-way; thence S 17 11'E with said margin 434.4' to an iron pin the southeast corner of Tract No. 3; thence N 82 22'W with the southerly boundary of Tract No. 3 548.5' to a point on the easterly boundary of Tract No. 1; thence N 0 33'W with the easterly boundary of Tracts No. 1 and 2 358.35' more or less to the northeast corner of Tract No. 2; thence N 77

This instrument prepared by: W. Ovid Collins, Jr.

33'W with the northerly boundary of Tract No. 2 795.5' to the point of beginning containing 4.719 acres more or less.

Being a part of the property conveyed to Daniel C. Rudy and J. Frank Rudy by deed of record in Book 4052, Page 913, Register's Office for Davidson County, Tennessee.

DANIEL C. RUDY and wife, JEANETTE C. RUDY, and J. FRANK RUDY and wife, OLEDA MILLER RUDY, do hereby further bargain and sell and transfer and convey unto RUDY'S FARM COMPANY, its successors and assigns, as appurtenant to Tract No. 3 on said Survey, certain easement rights on, across or through certain real estate designated as Tract No. 5 on the Survey, which is described as follows:

Parcel A-1

Land in the Third Civil District of Davidson County, Tennessee; being a part of the Daniel C. and J. Frank Rudy farm and described as follows:

Beginning at a fence post on the westerly boundary of the Rudy Brothers' tract said post being N2° 29'E 30' from the center of McGavock Pike, Rudy's southwest corner; thence N2° 29'E with the west boundary 668.6' to a point the southwest corner of Tract No. 1; thence S87° 30'E with the southerly boundary 868.3' to a point the southeast corner of Tract No. 1; thence S0° 33'E 648.0' to a point on the northerly margin of McGavock Pike; thence N87° 32'W with said margin 952.0' to the point of beginning, containing 13.78 acres more or less.

Said easement rights are more fully described as follows:

1. An easement, right-of-way and right of ingress and egress on, across or through Parcel A-1 for driveway and travel purposes on, across or through a presently existing driveway and as shown on said Survey.

2. Easements, rights of way and rights of ingress and egress over, across, on, through, or under said Parcel A-1, including the right to enter upon Parcel A-1 and to construct, use, maintain and repair all presently existing or future underground pipelines, cables, telephone lines, sewage treatment facilities, sewage disposal facilities, mains, and other facilities, for the purpose of conveying sewage, waste materials, gas, electricity, water, and telephone services, over, across, on, through and under Parcel A-1 together with the right to excavate and refill ditches and/or trenches for the location of said

pipelines, cables, telephone lines, sewage treatment facilities, sewage disposal facilities, mains, and other facilities, and the further right to remove bushes, undergrowth, and other obstructions interfering with the location, use, construction or maintenance of said pipelines, cables, telephone lines, sewage treatment facilities, sewage disposal facilities, mains, and other facilities, all as shown on said Survey. Without any limitation of the easements, rights-of-way and rights of ingress and egress set forth in the immediately preceding sentence, the easements, rights-of-way and rights of ingress and egress with respect to the existing sewer, water, gas, and power lines, all as shown on said Survey, shall cover 4 strips of land, each 15 feet in width over and across Parcel A-1, and each of said 4 strips of land, respectively, shall be 7.5 feet wide on each side of the centerline of each of said existing sewer, water, gas and power lines, respectively.

In consideration of the foregoing bargain and sale and transfer and conveyance, RUDY FARM COMPANY has bargained and sold and does hereby transfer and convey unto DANIEL C. RUDY and J. FRANK RUDY, their heirs and assigns, certain real estate in Davidson County, Tennessee designated Tract No. 1 on the Survey and described as follows:

Parcel B

Land in the Third Civil District of Davidson County, Tennessee; being a part of the Daniel C. and J. Frank Rudy farm and described as follows:

Beginning at a point on the westerly boundary of the Rudy Brothers' tract said point being N2° 29'E and 698.6' from the southwest corner of said tract and on the center of McGavock Pike; thence N2° 29'E with the west boundary 472.8' to an iron pin; thence S82° 22'E 827.0' to an iron pin; thence S0° 33'E 366.65' more or less to a point; thence N87° 30'W 868.3' to the point of beginning, containing 8.094 acres more or less.

Being part of the property conveyed to Rudy Sausage Company by deed of record in Book 2485, Page 215.

But notwithstanding the foregoing bargain and sale, transfer and conveyance, Rudy's Farm Company does except therefrom and reserve unto itself, its successors and assigns, as appurtenant to Tract No. 3 on said Survey, certain easement rights over, across, on and through said Parcel B as follows:

1. An easement, right-of-way and right of ingress and egress on, across or through Parcel B for driveway and travel purposes on, across or through a presently existing driveway as shown on the Survey.

2. Easements, rights of way and rights of ingress and egress over, across, on, through, or under Parcel B, including the right to enter upon Parcel B and to construct, use, maintain and repair all presently existing or future underground pipelines, cables, telephone lines, sewage treatment facilities, sewage treatment basins, sewage disposal facilities, mains, and other facilities for the purpose of conveying sewage, waste materials, gas, electricity, water, and telephone services, over, across, on, through and under Parcel B together with the right to excavate and refill ditches and/or trenches for the location of said pipelines, cables, telephone lines, sewage treatment facilities,sewage disposal facilities, mains, and other facilities, and the further right to remove bushes, undergrowth, and other obstructions interfering with the location, use, construction or maintenance of said pipelines, cables, telephone lines, sewage treatment facilities, sewage disposal facilities, mains, and other facilities, all as shown on said Survey. Without any limitation of the easements, rights-of-way and rights of ingress and egress set forth in the immediately preceding sentence, the easements, rights-of-way and rights of ingress and egress with respect to the existing sewer, water, gas, and power lines, all as shown on said Survey, shall cover 4 strips of land, each 15 feet in width over and across Parcel B, and each of said 4 strips of land, respectively, shall be 7.5 feet wide on each side of the centerline of each of said existing sewer, water, gas and power lines, respectively.

Each of the easement rights conveyed to or reserved by Rudy Farm Company, its successors and assigns, hereinabove shall run with the land and shall continue until six months from and after the date Company, its successors and assigns, receives written notice from Daniel C. Rudy and J. Frank Rudy, their heirs or assigns, of their election to terminate said easement rights; provided, however, notwithstanding anything to the contrary, (1) Company, its successors and assigns, shall have such additional time beyond said six months period from and after receipt of such notice, as may be necessary or appropriate, to obtain all necessary or appropriate governmental or other authorizations for, and to complete all necessary or appropriate steps to relocate said driveway, pipelines, cables, telephone lines, sewage treatment facilities, sewage disposal facilities, mains, and other facilities, as the case may be, on an alternative location or locations, and to place said relocated driveway, pipelines, cables, telephone lines, sewage treatment facilities, sewage disposal facilities, mains, and other

facilities in fully operative condition with full and complete service thereon, and (2) in the event that Company, its successors and assigns, is unable to obtain said authorizations or to complete said relocation, then said easement rights shall remain unchanged and in full force and effect.

STATE OF TENNESSEE))
COUNTY OF DAVIDSON))

The actual consideration or value whichever is greater, for this transfer is $40,000.00

W. David Calhoun
Affiant

Subscribed and sworn to before me,
this the 15th day of July, 1971.

Patricia L. Sills
Notary Public

My commission expires: November 24, 1974

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title, interest and easement rights described above belonging to the said Rudy's Farm Company, Daniel C. Rudy and J. Frank Rudy, and as the case may be, their successors, heirs and assigns forever and each covenants with the other that it is lawfully seized and possessed of the real estate herein conveyed by it in fee simple, has a good right to convey it and that the same is unencumbered.

Each party further covenants and binds itself to warrant and forever defend the title to the real estate herein conveyed by it, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF the parties have executed this instrument, this 30th day of June, 1971.

RUDY'S FARM COMPANY

By Dan C. Rudy
President

ATTEST:

Frank Rudy

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Daniel C. Rudy

Daniel C. Rudy

Jeanette C. Rudy

Jeanette C. Rudy

J. Frank Rudy

J. Frank Rudy

Oleda Miller Rudy

Oleda Miller Rudy

STATE OF TENNESSEE))

COUNTY OF DAVIDSON))

Personally appeared before me, Patricia R. Sills, a Notary Public in and for said County and State, Daniel C. Rudy, Jeanette C. Rudy, J. Frank Rudy and Oleda Miller Rudy, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 1971.

Patricia R. Sills

Notary Public

PATRICIA R. SILLS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Commission expires: November 24, 1974

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STATE OF TENNESSEE))

COUNTY OF DAVIDSON))

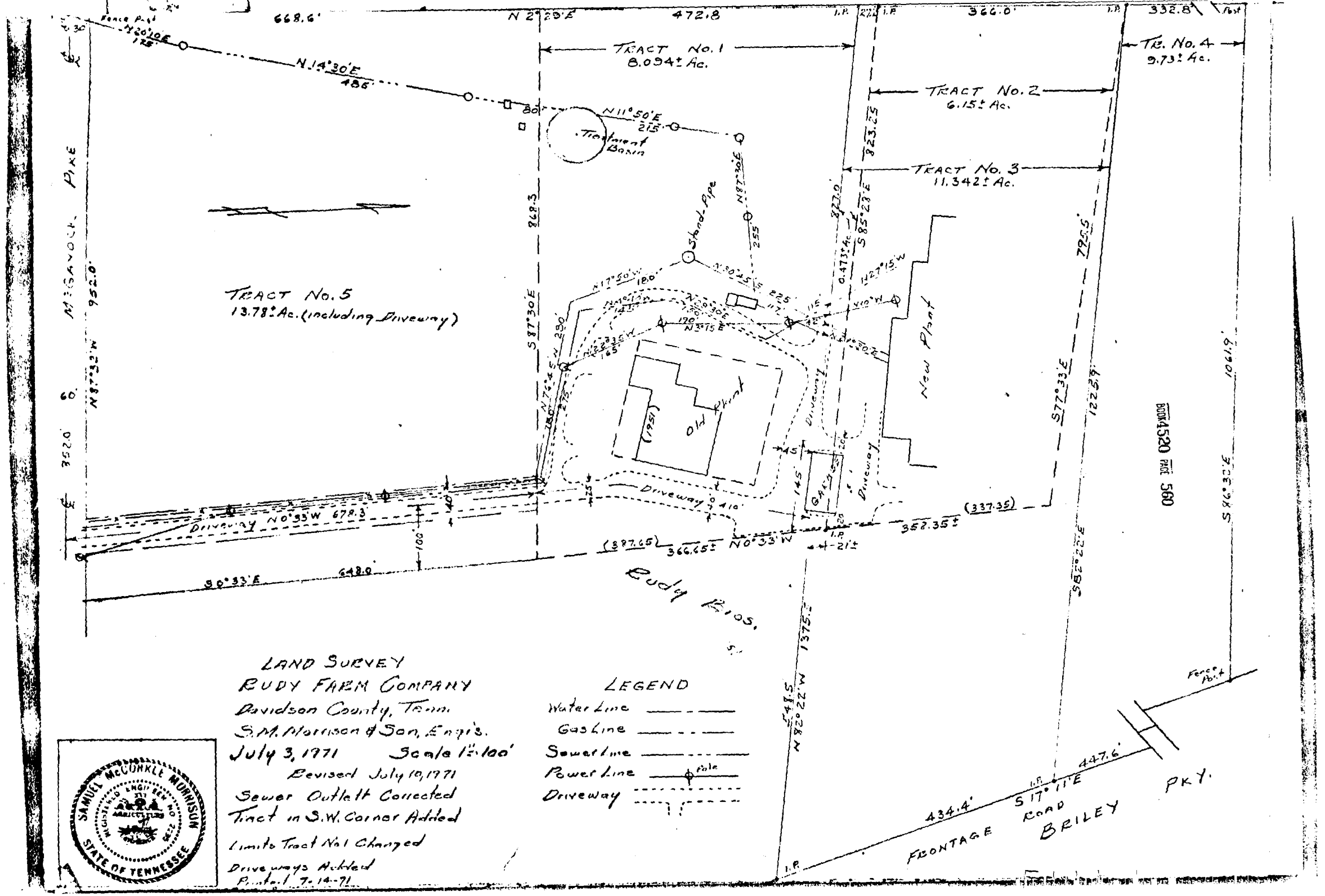
Before me, Patricia R. Sills, a Notary Public of the State and County aforesaid, personally appeared Dan C. Rudy, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Rudy's Farm Company, the within named bargainor, a corporation, and that he as such President, 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 15th day of July, 1971.

Patricia R. Sills
Notary Public

Commission expires: November 24, 1974

JUL 16	CONV	40,000.00			
JUL 16	S'TAX		A* 104.00		
JUL 16	PR'FEE		A* .50		
JUL 16	W'DEED		A* 16.00	*	120.50



LAND SURVEY
RUDY FARM COMPANY
Davidson County, Tenn.
S.M. Morrison & Son, Engr's.
July 3, 1971 Scale 1"=100'
Revised July 19, 1971
Sewer Outlet Corrected
Tract in S.W. Corner Added
Limits Tract No. 1 Changed
Driveways Added
Printed 7-14-71

LEGEND
Water Line
Gas Line
Sewer Line
Power Line — Pole
Driveway

SAMUEL McCONKLE MORRISON
REGISTERED ENGINEER NO. 5021
AGRICULTURE
STATE OF TENNESSEE

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RECORDER'S NOTE
Legibility of writing, Typing or Printing Unsatisfactory When Received.