This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Maurice Karr, Trustee

TO

Hillwood Villa Associates,
A Limited Partnership

For draftsman's use

THIS INSTRUMENT PREPARED BY:
S. RALPH GORDON, ATTORNEY
404 JAMES ROBERTSON PKWY
NASHVILLE, TENNESSEE 37219

BOOK 4599 PAGE 288

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hillwood Villa Associates c/o S. Ralph Gordon, Atty Parkway Towers (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37219 (CITY) (STATE) (P. O. ZIP)	Same (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	103-1 26

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

MAY 8 12 44 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 54,800.00 S. Ralph Gordon, Atty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 1972

Joan Stephens
Notary Public

MY COMMISSION EXPIRES: 10-29-73

(AFFIX SEAL)

B5849 2

For and in Consideration of the sum of Ten and no/100 ---------- ($10.00) ---------- DOLLARS cash in hand paid by Hillwood Villa Associates, a Tennessee Limited Partnership, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

I, Maurice Karr, Trustee, with full power to transfer, convey, mortgage, encumber, etc., without the joinder of any beneficiary

MAY-8[illegible] [illegible] 54,800.00
MAY-8[illegible] STATE TAX A* 142.48
MAY-8[illegible] RECORDING FEE A* .50
MAY-8[illegible] [illegible] A* 6.00 * 148.98

have bargained and sold, and by these presents do transfer and convey unto the said Hillwood Villa Associates, a Tennessee Limited Partnership, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a concrete monument on the southeasterly right-of-way of Charlotte Pike, said point being 404.00 feet northeast from the extension of the centerline of American Road; thence with said right-of-way N43° 40'E., 50.00 feet to a concrete monument; thence leaving said right-of-way S46° 20' E., 200.00 feet to a concrete monument; thence N43° 40'E., 207.89 feet to a concrete monument being on the line between the subject tract and the property of Matt H. Dobson, III; thence with said property line S30° 16'E., 304.97 feet to the northwesterly right-of-way of Neighborly Avenue; thence with said right-of-way, S59° 44' W., 8.00 feet

to a point where the right-of-way of Neighborly Avenue turns southeast; thence with said right-of-way, S30°16' E., 410.40 feet to the radius return at the intersection of Watts Drive; thence with said curve having a radius of 50.00 feet, and in a south and westerly direction, a distance of 109.62 feet to a point on the northerly right-of-way of Watts Drive; thence with said right-of-way, N84° 39'W., 334.29 feet to a point; thence leaving said right-of-way and with the property line between subject tract and the Calvin E. Parker property the following: N18° 31'W., 205.86 feet to a concrete monument; thence N86°58' W., 208.60 feet to a concrete monument on the property line between subject tract and the Jesse J. Jackson property; thence with said property line the following: N21°41'W., 70.40 feet to a concrete monument; thence S64°10'W., 103.21 feet to a concrete monument; thence N33°56'W., 25.81 feet to a concrete monument; thence with the line between subject tract and the Shell Oil Company property N43°40'E., 143.57 feet to a concrete monument; thence leaving the Shell Oil Company property line and with the line between subject tract and the commercial tract number 1, S46°20' E., 25.00 feet to a concrete monument; thence N43°40' E., 200.00 feet to a concrete monument; thence N46°20' W., 200.00 feet to a concrete monument on the southeasterly right-of-way of Charlotte Pike being the point of beginning and containing 6.02 acres more or less.

This is unimproved (X) 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 Hillwood Villa Associates, its successors ~~heirs~~ and assigns, forever.

And I do covenant with the said Hillwood Villa Associates that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as may be of record.

And I, Maurice Karr, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Hillwood Villa Associates, its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 5th day of May, 1972, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Maurice Karr Trustee
Maurice Karr, Trustee

Maurice Karr
Joy Karr

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maurice Karr, Trustee, Maurice Karr and wife Joy Karr

the bargainor.S, 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 5th day of May, 1972

J. Ralph Gordon, Notary Public

Commission Expires 10/29/75

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
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires