BOOK 4600 PAGE 248

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haury and Smith Contractors, Inc. (NAME:)	Home Federal Savings and Loan Association (NAME:)	
2401 Granny White Pike (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower (STREET ADDRESS)	Map 112 Pt. Pcl. 22
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) ---------- *DOLLARS* and other good and valuable consideration, the receipt of which is hereby acknowledged,

MAY 10 CONV 90,000.00
MAY 10 CONV 12,000.00
MAY 10 S TAX A* 265.72
MAY 10 PA FEE A* .50
MAY 10 DEED A* 8.00 * 274.22

WARNER PARK DEVELOPMENT COMPANY, INC.

have bargained and sold, and by these presents do transfer and convey unto the said HAURY AND SMITH CONTRACTORS, INC. its *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract known as Section 2, River Plantations, in the Ninth Civil District of Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the westerly right-of-way of Sawyer-Brown Road approximately 1026.32 feet from a concrete monument located on a turnaround at the intersection of U.S. Highway 70 and Sawyer-Brown Road; thence, South 4 deg. 29 min. West a distance of 45 feet to a point; thence, South 85 deg. 31 min. East a distance of 80 feet to a concrete monument in the proposed easterly right-of-way of Sawyer-Brown Road; thence, along the easterly right-of-way of Sawyer-Brown Road, South 4 deg. 29 min. West a distance of 192.85 feet to a concrete monument; thence, around a 2019.14 feet radius curve to the right a distance of 588.52 feet to a concrete monument; thence, North 68 deg. 49 min. West a distance of 80 feet to a concrete monument; thence North 48 deg. 15 min. West a distance of 100.06 feet to a concrete monument; thence, North 66 deg. 54 min. West a distance of 211.31 feet to a concrete monument; thence North 38 deg. 45 min. West a distance of 194.23 feet to a concrete monument; thence North 66 deg. 27 min. West a distance of 304.36 feet to a point on a manhole cover; thence North 34 deg. 14 min. West a distance of 413.57 feet to a point on a manhole cover; thence North 46 deg. 07 min. West a distance of 485.31 feet to a concrete monument; thence North 43 deg. 53 min. East a distance of 395.08 feet to a concrete monument; thence, North 56 deg. 20 min East a distance of 206.01 feet to a concrete monument; thence, North 4 deg. 54 min. East a distance of 66.04 feet to a concrete monument; thence, South 85 deg. 06 min. East a distance of 180.00 feet to a concrete monument;

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 102,200.00

Subscribed and sworn to before me, this 15th day of May, 19 73

Affiant

My commission expires 2-4-73 (Affix Seal)

Notary Public

thence, North 81 deg. 35 min. East a distance of 167.14 feet to a concrete monument; thence, South 4 deg. 29 min. West a distance of 762.94 feet to a point; thence, around an 80 foot-radius curve to the left a distance of 18.25 feet to a concrete monument; thence, South 85 deg. 31 min. East a distance of 616.91 feet to a concrete monument; thence, around a 25 foot-radius curve to the left a distance of 39.27 feet to the point of beginning, said total tract containing 22.687 acres. Included in said tract, but dedicated as streed dedications are an 80 foot right-of-way for Sawyer-Brown Road and a 50 foot right-of-way for Plantation Court, more correctly described as follows: BOOK 4600 PAGE 249

Beginning at a concrete monument, which is the point of beginning of the original survey and approximately 1026.32 feet from U.S. Highway 70 and proceeding as follows: South 4 deg. 29 min. West a distance of 45 feet to a point; thence, South 85 deg. 31 min. East a distance of 80 feet to a point; thence, South 4 deg. 29 min. West a distance of 129.85 feet to a concrete monument; thence, around a 2019.14 foot-radius curve to the right a distance of 588.52 feet to a concrete monument; thence, North 68 deg. 49 min. West a distance of 80 feet to a concrete monument; thence along a 1939.14 foot-radius curve to the left a distance of 565 feet to a concrete monument; thence, North 4 deg. 29 min. East a distance of 137.8 feet to a concrete monument; thence, around a 25 foot-radius curve to the left a distance of 39.27 feet to a concrete monument; thence, North 85 deg. 31 min. West a distance of 616.9 feet to a concrete monument; thence, around an 80 foot-radius curve to the left a distance of 40.42 feet to a concrete monument; thence, around a 40 foot-radius curve to the right a distance of 166.09 feet to a concrete monument; thence, around an 80 foot-radius curve to the left a distance of 40.42 feet to a concrete monument; thence, South 85 deg. 31 min. East a distance of 616.91 feet to a concrete monument; thence, around a 25 foot-radius curve to the left a distance of 39.27 feet to the point of beginning, said street dedications containing 2.298 acres, more or less, leaving a net acreage for Section 2 of 20.389 acres, more or less.

BEING part of the same property conveyed to Warner Park Development Company, Inc., by quitclaim deed from Warner Park Estates Company, a joint venture, of record in Book 4503, page 121, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Tract 2, River Plantations (House Number) (Street) P. O. Address: , (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Haury and Smith Contractors, Inc. its *heirs and assigns, forever.*

And we *do covenant with the said* Haury and Smith Contractors, Inc. *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for: (1) 1972 taxes; (2) Easements granted to Harpeth Valley Utility District by instrument of record in Book 3770, page 6, said Register's Office; (3) Easements for the flow of Harpeth River and Flatt Creek as shown on the Survey of James H. Sawyer, Jr., dated October 12, 1970; (4) Graveyard right of ingress and egress as of record in Book 174, page 70, said Register's Office

And WE *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Haury and Smith Contractors, Inc., its *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 5th *day of* May, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

WARNER PARK DEVELOPMENT COMPANY INC.

BY: Reese L. Smith, Jr.

Reese L. Smith, Jr., President

John Plummer

John Plummer, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

.....

.....

the bargainor S., 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
COUNTY OF DAVIDSON

Before me, Gail P. Pigg, a Notary Public of the State and County aforesaid, personally appeared Reese L. Smith, Jr. and John Plummer, with whom I am personally acquainted, and who, upon oath, acknowledged themselves ~~xxxx~~ to be President and Secretary, respectively of the Warner Park Development Company, Inc., the within named bargainor, a corporation, and that they ~~xxxx~~ as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves ~~xxxx~~ as President and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of May, 19 72.

Gail P. Pigg
Notary Public

Commission Expires 4/30/73

L-551,529-9

WARRANTY DEED

FROM

WARNER PARK DEVELOPMENT COMPANY, INC.

TO

HAURY AND SMITH CONTRACTORS, INC.

File..HOME FEDERAL S & L ASSN.

B 5 8 8 9 2

IDENTIF. REFERENCE

MAY 10 3 09 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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