BOOK 4647 PAGE 649

This instrument prepared by:
BASS, BERRY & SIMS, Attorneys
1000 American Trust Bldg.
Nashville, Tenn. 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jones Enterprises, Inc.	(SAME)	33 - 126
(NAME:)	(NAME:)	34 - 24
570 West Main Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hendersonville, Tenn. 37075		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TWO HUNDRED TWENTY-FIVE THOUSAND ($225,000.00) - *DOLLARS* cash in hand paid by Jones Enterprises, Inc., a Tennessee corporation, the receipt of which is hereby acknowledged,

Hippodrome Realty, Inc., a Tennessee corporation has ~~have~~ *bargained and sold, and by these presents* does ~~do~~ *transfer and convey unto the said* Jones Enterprises, Inc., its successors and - ~~heirs 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 11th Civil District of Davidson County, Tennessee, described according to a survey of Turner Engineering Company, dated September 15, 1972, and more particularly described as follows:

Beginning at a concrete monument in the southerly boundary of the herein described tract and being the intersecting point of the westerly right-of-way of a TVA transmission line and being in the northerly boundary of the Bransford Realty Company Amqui Sub-division as recorded in Book 421, Page 39, R.O.D.C.T. and proceeding as follows:

1. In a westerly direction along the northerly boundary of the Bransford Realty Co. Amqui Sub-division property, North 89°-18' West a distance of 1173.23' to an 8" hackberry in the northwesterly corner of the Bransford Realty Company Amqui Sub-division property and being in the easterly boundary of Primrose Acres, Section 2 as recorded in Book 2900, Page 44, R.O.D.C.; thence,

2. In a northerly direction along the boundary of Primrose Acres Section 2, North 2°-47'-20" West a distance of 898.44' to an iron pin in concrete, said point being the northeasterly corner of Primrose Acres, Section 2 and being the most southerly corner of the J. J. Woods property; thence,

3. North 0°-25'06" West a distance of 1011.45' to a concrete monument; thence,

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this the 18 day of October, 1972

My commission expires: 2-11-76

(Affix Seal)

Notary Public

4. South 89°-30' East a distance of 1395' to a point in Dry Creek, said line passing through a concrete monument in the westerly right-of-way of the TVA transmission line a distance of 119.7'; passing through a concrete monument in the easterly right-of-way of the TVA transmission line an additional distance of 463.73'; and passing through a concrete witness monument on the southerly side of Dry Creek an additional distance of 747.3'; thence,

5. Along the center line of Dry Creek, South 59°-0' East a distance of 50' to a point; thence,

6. South 70°-0' East a distance of 184' to a point; thence,

7. South 78°-0' East a distance of 278' to a point; thence,

8. Leaving Dry Creek, North 83°-16' East a distance of 237.95' to a concrete monument, said monument being the center line of Monticello Avenue; thence,

9. South 33°-27' East a distance of 158.29' to a concrete monument; thence,

10. South 72°-07' East a distance of 136.75' to a 15" hackberry; thence,

11. South 49°-19' East a distance of 282.79' to an iron pin in concrete; thence,

12. South 88°-46' East a distance of 109.32' to a concrete monument in the westerly right-of-way of the Louisville & Nashville Railroad, said monument being 50' west of the center line of the tracks; thence,

13. In a southerly direction along the westerly right-of-way of the L & N Railroad, South 0°-28' East a distance of 501.51' to a point in the southerly right-of-way of proposed Apple Valley Road Extended (a 60' right-of-way); thence,

14. Leaving said railroad in a westerly direction along the southerly right-of-way of proposed Apple Valley Road Extended, North 89°-43' West a distance of 23.72' to a point; thence,

15. With a curve to the left having a radius of 9517.82' a distance of 498.35' to a point; thence,

16. South 87°-17' West a distance of 115' to a point; thence,

17. With a curve to the left having a radius of 603.68' a distance of 142.24' to a point; thence,

18. South 73°-47' West a distance of 358.0' to a point; thence,

19. With a curve to the left having a radius of 512.43' a distance of 122.23' to a point; thence,

20. Leaving proposed Apple Valley Road Extended right-of-way with a curve to the left having a radius of 25' a distance of 39.27' to a point; thence,

21. South 29°-53' East a distance of 255.20' to a point; thence,

22. North 88°-34'-50" West a distance of 80.42' to a concrete monument; thence,

23. South 1°-53' East a distance of 493.33' to a concrete monument, said line passing through a concrete monument in the easterly right-of-way of a TVA transmission line a distance of 119.89'; thence,

24. North 89°-18' West a distance of 261' to the point of beginning and containing 85.873 acres, more or less, as per survey by Turner Engineering Company dated September 15, 1972.

Being a part of the property conveyed to Hippodrome Realty, Inc., by deed from Raymond L. Barrett, Clerk & Master, as of record in Book 4418, page 394, said Register's Office.

This conveyance is expressly subject to:

1. Easement vested in the United States of America for the use of the Tennessee Valley Authority by decree of the United States District Court, a certified copy of which is of record in Book 3281, page 39, R.O.D.C.T.
2. Agreement between T. B. Davis et al. and the Louisville & Nashville Railroad Co. of record in Book 382, page 434, R.O.D.C.T.
3. Easement for flow of Dry Creek and branch flowing northerly to join Dry Creek, as shown on the survey of Turner Engineering Company, dated September 15, 1972.
4. 1972 real property taxes which have been prorated and assumed by the Grantee.

Signed for the purpose of identification.

HIPPODROME REALTY, INC.

By Robt. E. McAdams
Pres.

This is unimproved (X) improved ( ) property, known as portion of W. E. Davis farm (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 Jones Enterprises, Inc., its successors - ~~heirs~~ *and assigns, forever.*

And Grantor does *covenant with the said* Jones Enterprises, Inc. *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except for the encumbrances noted above.

And Hippodrome Realty, Inc. does ~~do~~ *further covenant and bind* itself, its succesors and/ assigns ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Jones Enterprises, Inc., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness *hand* *this* 18th *day of* Oct., *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.*

HIPPODROME REALTY INC.

By Robt. E. McAdams
President

ATTEST:

Helen C. Atkinson
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....., 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, J. O. Bass Jr. *, a Notary Public of the State and County aforesaid, personally appeared* Robert E. McWilliams and Holland C. Atkinson *, with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* President and Secretary *of the* HIPPODROME REALTY, INC. *, the within named bargainor, a corporation, and that* they *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 *as* President and Secretary *.*

Witness my hand and seal, at office in Nashville, Tennessee
this 18th *day of* October *, 19* 72

J. O. Bass Jr.
Notary Public

Commission Expires 2-11-76

OCT 18 72 CONV * 225,000.00
OCT 18 72 S'TAX A* 585.00
OCT 18 72 PR'FEE A* .50
OCT 18 72 W'DEED A* 10.00 * 595.50

WARRANTY DEED

FROM

HIPPODROME REALTY, INC.

TO

JONES ENTERPRISES, INC.

B 80561

IDENTIF. REFERENCE

Oct 18 2 10 PM '72

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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