QUITCLAIM DEED

Address new owners as follows: River Plantation, a Joint Venture
2033 Richard Jones Road
Nashville, Tennessee

Send Tax Bills To: SAME

Map-Parcel Numbers
Map 142
61, 125-28-
171-1-
FW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

DEC 14 MISC A* 10.00 * 10.00

The actual consideration or value, whichever is greater, for this transfer is $ None .

Subscribed and sworn to before me, this 1st day of January, 1972.

Notary Public

My commission expires 1-30-74 .

This instrument prepared by
CULLETT, STEELE, SANFORD, ROBINSON & MERRITT
L & C Tower, Nashville, Tenn.

KNOW ALL MEN BY THESE PRESENTS that WARNER PARK DEVELOPMENT COMPANY, INC., for and in consideration of the sum of One and no/100 ($1.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and hereby conveys and forever quitclaims unto RIVER PLANTATION, a Joint Venture, its successors and assigns, all right, title, and interest in a certain tract or parcel of land, described as follows, to wit:

Three tracts of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by James H. Sawyer, Jr., dated October 12, 1970, as follows:

Tract I: Beginning at an iron pin in the southwesterly margin of U. S. Highway 70, at the northeast corner of the land herein described, being in the westerly line of the C. M. Jones property; thence, leaving said highway, South 5 deg. 29 min. West 359.25 feet to a concrete monument; thence, South 4 deg. 23 min. 30 sec. West 1035.06 feet to a concrete monument; thence, South 0 deg. 50 min. 30 sec. East 854.90 feet to the intersection of a fence; thence, South 0 deg. 22 min. West 330.70 feet to a point; thence, South 3 deg. 49 min. West 199.64 feet to a point; thence, South 5 deg. 48 min. West 224.54 feet to a point in the northeasterly right-of-way of the L & N Railroad; thence, with the same, North 53 deg. 23 min. 45 sec. West 1458.07 feet to a point at the beginning of a curve; thence, around said curve, westerly 1048.31 feet to a point at the southeast corner of the property conveyed to Harpeth Valley Utility District by deed of record in Book 3770, page 6; thence, with their easterly line, North 34 deg. 05 min. West 771.96 feet to a point; thence North 17 deg. 36 min. 30 sec. East 412.61 feet to an iron pin; thence, North 39 deg. 43 min. 30 sec. East 361.55 feet to an iron pin; thence, South 74 deg. 19 min. East 361.04 feet to an iron

pin; thence, South 87 deg. 23 min. East 430 feet to a point; thence, South 86 deg. 49 min. East 200 feet to a point; thence, South 85 deg. 06 min. East 217.10 feet to a point; thence, North 31 deg. 35 min. East 320.12 feet to a point; thence, North 76 deg. 00 min. East 376.66 feet to a point; thence, North 67 deg. 56 min. East 186.22 feet to a point; thence, North 62 deg. 09 min. East 100.36 feet to a point; thence, North 66 deg. 09 min. East 163.25 feet to a point in the southwesterly margin of U. S. Highway 70; thence, with the same, South 72 deg. 14 min. East 41.24 feet to the point of beginning, containing 108.067 acres, more or less, including but excluding the pumping station site being a rectangle 50 x 87 feet as shown on said survey, and referred to as Tract 3 in the deed to Harpeth Valley Utility District of record in Book 3770, page 6, said Register's Office.

Tract II: Being triangular in shape and described as follows:

Beginning at a point in the northerly boundary of the L & N Railroad right-of-way, in the center of Big Harpeth River; thence, with said right-of-way, westerly 240 feet to a point in M. A. Petty's property; thence, with the same North 3 deg. 55 min. East 392.98 feet to a point in Big Harpeth River; thence, with the meanderings of said river, southerly 460 feet, more or less, to the point of beginning, containing 1.064 acres, more or less.

Tract III: Beginning at a point in the southerly margin of the L & N Railroad right-of-way, at the northeast corner of the tract herein described; being the westerly boundary of Harpeth Estates, Section Two, as of record in Book 4175, page 23; thence, leaving said right-of-way, South 4 deg. 57 min. West 393.20 feet to an iron pin; thence, South 84 deg. 37 min. East 357.46 feet to a corner post; thence, South 36 deg. 10 min. East 118.68 feet to a corner stone; thence, South 4 deg. 07 min. 30 sec. West 479.90 feet to a corner stone; thence, North 34 deg. 11 min. West 2881.32 feet to an iron pin; thence, westerly 18 feet, more or less, to the easterly bank of Big Harpeth River; thence, with the same, northerly 550 feet, more or less, to a point; thence, westerly 37.5 feet to a point in the center of Big Harpeth River; thence, with the same, northerly 1580 feet, more or less, to the southerly right-of-way of the L & N Railroad; thence, with the same, easterly 80 feet (+-) to an iron pin; continuing with said right-of-way, along a curve, southwesterly 1398.21 feet to a point; thence, South 53 deg. 23 min. 45 sec. East 1488.28 feet to the point of beginning, containing 104.237 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.

Included in the above tracts but excluded from this conveyance are the following tracts:

Tract A: A tract of land in the Ninth Civil District of Davidson County, Tennessee.

Beginning at a point in the west right-of-way of Sawyer-Brown Road, said point being 154.09 feet South 66 deg.

09 min. West of a point in the south right-of-way of U. S. Highway 70 and proceeding as follows:

Around a 100-foot radius curve to the right along Sawyer-Brown Road a distance of 17.65 feet; thence, South 15 deg. 32 min. West along said right-of-way a distance of 102.35 feet; thence, North 74 deg. 28 min. West a distance of 140.23 feet; thence, North 67 deg. 56 min. East a distance of 74.17 feet; thence, North 62 deg. 09 min. East a distance of 100.36 feet; thence, North 66 deg. 09 min. East a distance of 9.02 feet to the point of beginning and containing 0.186 of an acre, more or less, in accordance with a survey by Turner Engineering Company dated June 11, 1971.

Tract B: A portion of a tract of land in the 9th Civil District of Metropolitan Nashville, Davidson County, Tennessee, formerly known as part of the Deathridge property, and more particularly described as follows:

Beginning at a concrete monument located in the westerly radius turnout on Sawyer-Brown Road to U. S. Highway 70, said monument being South 66 deg. 09 min. West a distance of 154.23 feet from the south margin of U. S. Highway 70, and proceeding as follows:

With a 100-foot radius curve to the right along the westerly right-of-way of proposed Sawyer-Brown Road, a distance of 17.65 feet to a concrete monument; thence, South 15 deg. 32 min. West a distance of 102.35 feet to an iron pin, the point of beginning; thence, South 15 deg. 32 min. West a distance of 154.54 feet to a concrete monument; thence, with a 2015.28-foot radius curve to the left, a distance of 467.22 feet to a concrete monument; thence, South 4 deg. 29 min. West a distance of 347.15 feet to a concrete monument; thence, leaving said westerly margin of proposed Sawyer-Brown Road, North 85 deg. 31 min. West a distance of 660.0 feet to a concrete monument; thence, North 4 deg. 29 min. East a distance of 785.00 feet to a concrete monument; thence, North 81 deg. 35 min. East a distance of 152.98 feet to a point; thence, North 76 deg. 00 min. East a distance of 376.68 feet to a point; thence, North 67 deg. 56 min. East a distance of 112.05 feet to a point; thence, South 74 deg. 28 min. East a distance of 140.16 feet to the point of beginning and containing 13.821 acres, more or less, per plat by Turner Engineering Company dated December 7, 1971.

Tract C: A tract of land known as Section 2, River Plantation, in the Ninth Civil District of Davidson County, Tennessee, described as follows: M.142 P.171

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, 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 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-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, 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; 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 street 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:

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.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument was executed this 1st day of January, 1972.

WARNER PARK DEVELOPMENT COMPANY, INC.

ATTEST: By Reese L. Smith, Jr., President

John C. Plummer, Secretary

IDENTIF. REFERENCE

B 8 7 8 5 4

DEC 14 3 22 PM '72

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Mary Ann Johnson, a Notary Public within and for said State and County, personally appeared Reese L. Smith, Jr., and John C. Plummer, with whom I am personally acquainted, and who, upon their several oaths, acknowledged themselves to be the President and Secretary respectively of Warner Park Development Company, 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 purposes therein contained, by signing the name of the corporation by the said Reese L. Smith, Jr., as such President, and attesting the same by the said John C. Plummer, as such Secretary.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 1st day of January, 1972.

Mary Ann Johnson
Notary Public

NOTARY PUBLIC MARY ANN JOHNSON DAVIDSON COUNTY, TENN.

My commission expires 2-12-74.