This Instrument Prepared By
Schulman, McCarley, Hollins and Pride
900 American Trust Building
Nashville, Tennessee

WARRANTY DEED

Address New Owner As Follows: Send Tax Bills To: Map-Parcel Nos.

Green Hills Towers, Inc. Same 136

Nashville, Tennessee Same 23-119 pw

BOOK 4695 PAGE 977

For and in Consideration of the sum of TEN THOUSAND AND NO/100 ($10,000.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a mortgage payable to Fidelity Federal Savings & Loan Association, covering this property, said loan having a balance as of April 3, 1973, of One Hundred Seventy Five Thousand Six Hundred Four and 88/100 ($175,604.88) Dollars,

I, RANDALL PHILLIPS, TRUSTEE, have bargained and sold, and by these presents do transfer and convey unto the said GREEN HILLS TOWERS, INC., a Tennessee corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract I:

Land in Davidson County, Tennessee, described according to a copy of a survey made by J. L. Murphy, Jr. & Co., dated February 1, 1966, as follows:

Beginning at a point in the northerly margin of Smiths Springs Road at the southeast corner of the V. E. Brent, Jr., property; thence with Brent's easterly line North 1° 23' 30" East, 100 feet to a point in the southerly line of the Randall Phillips,Trustee property; thence South 88° 34' 50" East, along the southerly lines of the said Phillips property and the D & T Land Company property, 998.25 feet to a point in the property line of the Smith Springs Church of Christ property; thence South 6° 25' 50" West along the said church's westerly line, 127.74 feet to a point in the northerly margin of Smith Springs Road; thence North 79° 30' West along the northerly margin of Smith Springs Road, 644.41 feet to a point; thence continuing westwardly along the curving margin of said Smith Springs Road, 282.18 feet to a point; thence continuing with said margin of said road, South 66° 10' West 83.51 feet to the point of beginning, containing 1.464 acres.

Being the same property conveyed to Randall Phillips, Trustee, by deed from Lucy Cone, of record in Book 3998, page 841, Register's Office for said County.

Tract II:

A tract of land in the Second Civil District of Davidson County, Tennessee, more particularly described as follows:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $185,604.88

Subscribed and sworn to before me, this the 10th day of April, 1973.

Randall Phillips
Affiant

My Commission Expires: 5-23-73

Notary Public

Beginning at a concrete monument (Tennessee State Plane Coordinates X=1,821,675.73, Y = 623,658.96) on the west margin of the proposed relocation of Anderson Lane, said monument being 5600 feet, more or less, northerly from the centerline of Smith Springs Road; also, said monument being the northeast corner of the tract hereinafter described,and proceeding with the westerly margin of said relocation and between iron pins as follows: South 22° 58' West a distance of 17.40 feet; South 18° 49' West a distance of 232.12 feet; South 9° 30' West a distance of 204.16 feet; South 1° 52' West a distance of 205.79 feet: South 8° 15' East a distance of 292.76 feet; South 13° 46' East a distance of 783.82 feet; South 10° 12' East a distance of 180.30 feet; South 2° 30' East a distance of 187.75 feet; South 5° 21' West a distance of 195.40 feet; South 13° 21' West a distance of 196.54 feet; South 21° 53' West a distance of 224.05 feet; South 26° 31' West a distance of 997.24 feet; North 63° 29' West a distance of 10.00 feet; South 26° 32' West a distance of 225.00 feet, South 63° 28' East a distance of 10.00 feet; South 26° 29' West a distance of 137.72 feet; South 23° 39' West a distance of 176.54 feet; South 15° 31' West, a distance of 176.37 feet; South 12° 41' West a distance of 516.50 feet; North 77° 18' West a distance of 10.00 feet; South 12° 42' West a distance of 200.00 feet; South 77° 18' East a distance of 10.00 feet; South 12° 41' West a distance of 379.48 feet to a concrete monument; thence leaving said westerly margin, North 81° 29' West a distance of 220.41 feet to a concrete monument; thence North 79° 50' West a distance of 774.31 feet to a point; thence with the existing fence, North 9° 34' East a distance of 770.00 feet to a hub in a cedar stump 10 feet north of a fence; thence North 82° 07' West a distance of 639.30 feet to a hub in a fence; thence with a fence North 9° 25' East a distance of 2045.74 feet to a corner post; thence with a fence, North 81° 21' West a distance of 909.10 feet to a concrete monument; thence with a fence North 17° 18' East a distance of 371.30 feet to a concrete monument; thence with a government take line and between iron pins as follows: South 61° 20' East a distance of 564.72 feet; North 45° 59' East a distance of 505.98 feet; South 77° 54' East a distance of 605.65 feet; North 23° 10' East a distance of 668.39 feet; North 25° 33' West a distance of 273.85 feet; North 38° 34' East a distance of 776.07 feet; North 1° 54' East a distance of 613.76 feet to a concrete monument; thence leaving said take line, South 70° 12' East a distance of 854.06 feet to the point of beginning, containing 192.69 acres, more or less, per a survey made by Turner Engineering Company, Nashville, Tennessee, dated July 27, 1965.

Being the same property conveyed to Randall Phillips, Trustee, by deed from D & T Land Company, of record in Book 3927, page 10, Register's Office for Davidson County, Tennessee.

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

1. All property in Priest Lake Park Subdivision, Section I, of record in Book 3842, page 243, Register's Office for said County.

2. All property in Priest Lake Park Subdivision, Section II, as of record in Book 4175, pages 56, 57 and 58, said Register's Office.

3. All property located in Priest Lake Park Subdivision, Section III, as of record in Book 4460, page 65, said Register's Office.

4. All property in Priest Lake Park Subdivision, Section IV, as of record in Book 4460, pages 15, 16 and 17, said Register's Office.

This is unimproved property, known as Smith Springs Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GREEN HILLS TOWERS, INC., a Tennessee corporation, its successors and assigns,forever.

And I do covenant with the said Green Hills Towers, Inc., 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 by deed of trust as hereinabove set forth, and taxes for the year 1973, subject to which this conveyance is executed.

And I, Randall Phillips, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Green Hills Towers, Inc., its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 6th day of April, 1973, at Nashville, Tennessee.

Randall Phillips, Trustee

Randall Phillips, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Annie George, a Notary Public in and for said County and State, the within named Randall Phillips, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of April, 1973

Annie George
Notary Public

Commission Expires: 5-23-73

Apr 6 '73 CO 185,60488
ST 482.56
PF .50
WD 6.00 489.06

C01479

IDENTIF. REFERENCE

APR 6 11 42 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.