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BOOK 4699 PAGE 617

FORM NO. WD-1

IDENTIF. REFERENCE

APR 19 9 32 AM '73

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 $_____

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19___.

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Branstetter, Moody & Kilgore, 216 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
First Suburban Water Utility District (NAME)	First Suburban Water Utility District (NAME)	To Be
4015 Travis Drive (STREET ADDRESS OR ROUTE NUMBER)	4015 Travis Drive (STREET ADDRESS)	Assigned
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

APR 19 MISC A* 18.00 * 18.00

WARRANTY DEED

This instrument, made and entered into on this 1st day of April, 1972, by and between A. H. Johnson and Malvin Johnson, individually and doing business as Hermitage Pumping Company, who execute this instrument as grantors of Tract No. 1, hereinafter described, and as sole owners and co-warrantor of the corporate grantor conveying the remaining tracts hereinafter conveyed, all of whom are hereinafter called the grantors, and the First Suburban Water Utility District of Davidson County, Tennessee, hereinafter called the grantee, to-wit:

That pursuant to and in compliance with the provisions of a contract heretofore entered into between the parties on March 7, 1972, and for the considerations therein stated, the grantors hereby assign, transfer, and convey unto the grantee all the franchises and privileges heretofore exercised by the grantors in the operation of water and sewerage systems and water and sewerage treatment systems in the areas heretofore served by them in Davidson County, Tennessee,

and the said grantors further have bargained and sold and by these presents do transfer and convey unto the grantee First Suburban Water Utility District of Davidson County, Tennessee, and its assigns, certain tracts and parcels of land and/or easements in real property located in Davidson County, Tennessee, and more particularly described as follows, to-wit:

TRACT NO. 1--WATER TREATMENT PLANT AND SURROUNDING LANDS:

Land in Davidson County, Tennessee, described as follows: Beginning at a point in the northeast corner of the property conveyed to Hermitage Pumping Company by deed of record in Book 2963, page 487, Register's Office for said County at the northeast corner of Lot No. 996 of Hermitage Hills, Section X; thence South 72 degrees and 17 minutes East 237 feet more or less to the flow easement of the Cumberland River (Cheatham Reservoir); thence in a northeasterly direction 596 feet more or less to a point at the flow easement of said river, thence South 57 degrees and 40 minutes East, crossing an iron pin at 20 feet and one at the southwest corner of Lot No. 1066 Hermitage Hills, Section X, 323 feet more or less to an iron pin at the right-of-way of Jacksonian Drive at the southeast corner of Lot No. 1066 of Hermitage Hills Section X, thence southwesterly with the westerly right-of-way of Jacksonian Drive, with a curve to the right having a radius of 1657.87 feet an arc distance of 81.98 feet to a point, thence with a curve to the left having a radius of 982.66 feet an arch distance of 180.08 feet to a point; thence south 28 degrees and 44 minutes west 147.0 feet to a concrete monument, thence continuing with said right-of-way of Jacksonian Drive in a southerly direction with a curve to the left having a radius of 484.53 feet an arc distance of 93.16 feet to the beginning containing 3.2 acres more or less.

Being a part of the same property conveyed to Hermitage Pumping Company, then a corporation, by deed from Miller G. Kimbrough, Trustee, of record in Book 2963, page 487, said Register's Office, the same entire tract of which this Tract No. 1 is a part having subsequently been conveyed by Hermitage Pumping Company, a corporation, to A. H. Johnson et ux and H. H. Richardson, et ux,

by quitclaim deed of record in Book 4590 page 155, said Register's Office, and the interests of the said H. H. Richardson et ux, in the said entire tract having thereafter been conveyed to A. H. Johnson and wife, Malvin Johnson, by warranty deed of record in Book 4590 page 157, said Register's Office.

TRACT NO. 2--300,00-GALLON RESERVOIR:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Hermitage Hills, of record in Book 2900, page 48, Register's Office for said County.

Said Lot No. 131 fronts 60 feet on the northwesterly side of Bonnafield Court and extends back 165.3 feet on the northeasterly side and 243.6 feet on the southwesterly side to a line in the rear on which it measures 147 feet thereon.

Being the same property conveyed to Hermitage Pumping Company, by deed from Miller Kimbrough, Trustee, of record in Book 3165, page 597, Register's Office for Davidson County, Tennessee, and subsequently conveyed by Hermitage Pumping Company to Cumberland Water Company by quitclaim deed of record in Book 4591, page 631, said Register's Office.

TRACT NO. 3--500,000-GALLON RESERVOIR AND WATER MAIN:

Land, water main, and water main easement in Davidson County, Tennessee, more particularly described as follows:

12-inch water line beginning at an 8-inch line on the south side of Tyler Drive and the west side of Old Hickory Blvd.; thence running southerly approximately 2 feet off the edge of the pavement on the west side of Old Hickory Blvd. approximately 3600 feet to the south side of the intersection of Old Lebanon Dirt Road; thence easterly crossing Old Hickory Blvd. and running approximately 2 feet off the edge of the pavement on the south side of Old Lebanon Dirt Road approximately 1250 feet to a point approximately 100 feet westerly from a house; thence southerly across the property of Baltz and others approximately 2650 feet to a point at the end of Baltz Drive at the beginning of Weldon Forest, Section One, this line also passing approximately

150 feet easterly of Hayes' corner in center of Dry Fork Creek; thence with the northeasterly margin of Baltz Drive southeasterly approximately 3130 feet to a point at the intersection of Tulip Grove Road approximately 2 feet westerly from the edge of the pavement; thence southerly along Tulip Grove Road, running approximately 2 feet off the edge of the pavement approximately 1322 feet crossing Central Pike to the southerly side of same; thence approximately 2 feet off the edge of the pavement running easterly on Central Pike approximately 3100 feet to the easterly side of the old New Hope Road; thence with the easterly side of the old New Hope Road southerly crossing under Interstate Highway No. I-40 and continuing with the westerly side of the new New Hope Road approximately 1850 feet to a point; thence easterly crossing New Hope Road and running with an easement across C. E. Hooper land approximately 1500 feet to and including the 500,000 gallon water tank located on this same easement. Total approximate footage of 12-inch water line described above is 18402 feet.

Being the same property conveyed to Cumberland Water Company by A. H. Johnson, et al, Trustees by quitclaim deed of record in Book 4591, page 633, Register's Office of Davidson County, Tennessee.

TRACT NO. 4--HERMITAGE HILLS (PANANA DRIVE) SEWERAGE DISPOSAL PLANT AND MAINTENANCE BUILDING:

Land in Davidson County, Tennessee, in the Fourth Civil District, described as follows: Beginning at a concrete monument being on the easterly right-of-way of the Tennessee Central Railroad and also being the common back corner of Lots 9 and 10 in the Plan of Dodson Heights as of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee; thence South 18 deg.-17' East 195.1 feet to a concrete monument; thence South 50°-17' East 205.6 feet to a concrete monument; thence South 48°-57' East 50.0 feet to a concrete monument; thence South 61°-00' East 396.9 feet to a concrete monument; thence North 84°-38' East 222.5 feet to a concrete monument; thence North 82°-45' East 481.9 feet to a concrete monument; thence South 45°-52' East 158.8 feet to a concrete monument; thence South 64°-28' East 80.6 feet to an iron pin being the common back corner of Lots 33 and 34 of the Plan of Dodson Heights; thence South 25°-12' West 233.6 feet to the centerline of Stoner Creek; thence with the centerline of Stoner Creek and with a survey by Z. J. Wilkinson dated March 4, 1959; thence North 56°-00' West 340.0 feet to a point; thence North 77°-00' West 200.0 feet to a point; thence South 75°-00' West 150.0 feet to a point; thence South 61°-00' West 630 feet to a point; thence South 59°-00' West 500.0 feet to a point; thence leaving the centerline of Stoner

Creek North 30°-00' West 40.0 feet to an iron pin; thence North 78°-00' West 62.4 feet to an iron pin; thence North 17°-00' West 54.0 feet to an iron pin; thence South 87-00' West 49.5 feet to an iron pin; thence North 5°-30' East 552.5 feet to an iron pin; thence North 38°-30' East 235.0 feet to an iron pin; thence North 20°-45' East 323.0 feet to the point of beginning and containing 15.045 acres more or less.

Being the same land conveyed to Cumberland Water Company by Miller Kimbrough, Trustee, by warranty deed of record in Book 3166, page 379, Register's Office of Davidson County, Tennessee.

TRACT NO. 5--SCOTTS HOLLOW SEWERAGE PLANT:

A tract of land in the 4th Civil District of Davidson County, Tennessee, being part of Lots 2 and 3 on the Plan of the Lands of W. June Wilson, as of record in Plan Book 2, page 29, Chancery Court, and described from a survey of Hickerson & Smith, dated October 13, 1965, as follows:

Beginning at an iron pin which is located 475 feet south of the south margin of a 20-foot gravel road; thence south 77° 58' east 1202 feet to an iron pin; thence along an old fence line, south 2° west 341.5 feet to a 24" ash tree; thence south 69° 14' west 370 feet to an iron pin; thence north 61° 45' west 128 feet to a 20" hackberry; thence south 29°02' west 50 feet to a point in the center line of Stones Creek; thence due west with said Creek, 160 feet to a point, and continuing with the center line of said Creek and crossing said Creek, north 72° 57' west 400 feet to a 30" walnut tree; thence north 52° 40' west 202 feet to an iron pin; thence along an old fence line, north 2° east 462 feet to the beginning, containing 14.15 acres, more or less.

Being the same property conveyed to Cumberland Water Company by Herbert A. Hendrix, et ux, by warranty deed of record in Book 3950, page 888, Register's Office, subject to the easement for ingress and egress therein reserved and described.

TRACT NO. 6--TULIP GROVE LIFT STATION:

Land in Davidson County, Tennessee, more particularly described as follows: Beginning at a point in the center of Tulip Grove Road near Cockrill's northeast corner, being in line with the present fence between

Buntin and Cockrill, thence with the present fence line between Buntin and Cockrill North 86 3/8° west 380 feet to a point approximately in the center of Scott's Branch; thence north 3 5/8° east 60 feet to a point; thence south 86 3/8° east 75 feet to a point; thence south 3 5/8° west 30 feet to a point at the northwest corner of the 30 foot utility and egress and ingress easement; thence south 86 3/8° east, 30 feet off and parallel to the present fence line between Buntin and Cockrill, approximately 300 feet to the center of Tulip Grove Road; thence in a southeasterly direction with the center of Tulip Grove Road approximately 31 feet to the beginning.

Being a part of the same property devised to Jane B. Buntin by Will of Charles E. Buntin, deceased, of record in Will Book 49, page 117, County Court Clerk's Office for Davidson County, Tennessee, and being the easement therein conveyed to Cumberland Water Company by the said Jane B. Buntin by deed of record in Book 4593, page 65, Register's Office for Davidson County, Tennessee.

TRACT NO. 7--WELDON FOREST LIFT STATION:

Easements to construct, maintain, and repair underground water and/or sewerage pipelines and/or mains on sub-tracts 1, 3 and 4, and to maintain a lift station on sub-tract 2, including the right to fence the said sub-tract 2 and to exclude all persons therefrom, the sub-tracts in which said permanent easements are granted be more particularly described as follows:

SUB-TRACT NO. 1: Beginning at a point in the center line of Dodson Chapel Road, 204.5 feet South 4 degrees West of the centerline of the intersection of the Old Lebanon Dirt Road and 41.0 feet north of the center of a bridge; thence South 67 degrees and 17 minutes West 51.6 feet to a point; thence South 83 degrees and 30 minutes West 141.5 feet to a point in the east side of a 50 foot square easement for a sewerage lift station, 20 feet north of the southeast corner, the line herein described being the centerline of a 20 foot easement for water and/or sewer lines.

SUB-TRACT NO. 2: Beginning at a point 20 feet South 2 degrees and 05 minutes West of the west end of the centerline of the above described easement; thence North 87 degrees and 55 minutes West 50.0 feet to a point at the southeast corner of a 20 foot easement for a sewer line; thence North 2 degrees and 05 minutes East 50.0 feet to a point; thence South 87 degrees and 55 minutes East 50.0 feet to a point; thence South 2 degrees and 05 minutes West 50.0 feet to the beginning, being a 50 foot square easement for a sewerage lift station.

SUB-TRACT NO. 3: Beginning at a point in the west side of a 50 foot square easement for a sewerage lift station, 10 feet north of the southwest corner; thence North 78 degrees and 14 minutes West 101.0 feet crossing Stoner Creek to a point 10 feet south of a fence; thence 10 feet south of and parallel to said fence North 70 degrees and 42 minutes West 743.5 feet to a point; thence North 40 degrees and 25 minutes West 285.4 feet to a point in the south boundary line of lot number 36 of Dodson Heights Subdivision, recorded Book 2900, page 113, RODC, Tennessee, 11 feet east of the southwest corner of lot number 36, the line herein described being the centerline of a 20 foot easement for a water and/or sewer line.

SUB-TRACT NO. 4: Beginning at a point in the east boundary line of lot number 54 of Dodson Hts. subdivision; thence a strip 10 feet wide running along the Dodson property against and parallel to the present south right-of-way of Dodson Chapel Road continuing across Stoner Creek to a near 90 degree bend; thence a strip 10 feet wide running along the Dodson property against and parallel to the present west right-of-way of Dodson Chapel Road continuing to Dodson's south property line.

Being the same easements granted to Cumberland Water Company by deed of record in Book 4069, page 118, Register's Office for Davidson County, Tennessee.

TRACT NO. 8--LANDS ABUTTING HERMITAGE HILLS SEWERAGE DISPOSAL PLANT:

Land in Davidson County, Tennessee, being Lots Nos. 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 on the Plan of Dodson Heights, of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Cumberland Water Company by deed of record in Book 4455, page 436, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts, parcels of land, and easements with all the appurtenances, estate, title and interest thereto belonging, to the Grantee and its assigns forever; and the Grantors and co-warrantors do covenant with the Grantee that the respective Grantors are lawfully seized and possessed of the said lands in fee simple, with the exception of those tracts

which are easements, as to which such Grantors and co-warrantors covenant that they hold good title to each such easement, have a good right to convey the lands and easements herein conveyed, and that the same are unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 1st day of April, 1972.

A. H. JOHNSON and MALVIN JOHNSON,
d/b/a HERMITAGE PUMPING COMPANY,
a partnership

A. H. JOHNSON

MALVIN JOHNSON

CUMBERLAND WATER COMPANY

By: A. H. JOHNSON, President

ATTEST:

MALVIN JOHNSON, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice Faye Sullivan, a Notary Public in and for the said County and State, the within named A. H. Johnson and Malvin Johnson, the bargainors, 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 seat at Nashville, Tennessee, this 19th day of April, 1972.

Alice Faye Sullivan
Notary Public

My Commission Expires: 7/17/72

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Alice Faye Sullivan, a Notary Public within and for the State and County aforesaid, personally appeared A. H. Johnson and Malvin Johnson, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary, respectively, of the Cumberland Water Company, 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 A. H. Johnson as such President, and attesting the same by the said Malvin Johnson as such Secretary.

Witness my hand and official seal at Nashville, Tennessee, on this 19th day of April, 1972.

Alice Faye Sullivan
Notary Public

My Commission Expires: 7/17/72