IRS:ag 1-15-74

WARRANTY DEED

BOOK 4783 PAGE 962

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Harry M. Rowland, Trustee 2400 Crestmoor Road Nashville, Tennessee 37215	Same Same	Map 142 Parcel ~~0~~ 177

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, I & R PROPERTIES, INC., a Texas corporation, has bargained and sold, and by these presents does transfer and convey unto HARRY M. ROWLAND, TRUSTEE, with full power to sell, transfer, convey and encumber, without the joinder of any beneficiary, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Barge, Waggoner, Sumner and Cannon, dated October 27, 1972, as follows:

Beginning at a point at the intersection of the east margin of Hicks Road with the north margin of U. S. Highway 70-S; thence North 4° 24' East 613.00 feet along the east margin of Hicks Road to a point; thence North 2° 00' East 1000.1 feet to a point in the line of John C. Beasley; thence with said Beasley's line as follows: South 86° 41' East 806.9 feet to a point; North 86°32' East 369.8 feet to a point; North 4° 18' East 1176.6 feet to a point; thence North 78° 59' East 202.4 feet to a point; thence North 73° 20' East 315.3 feet to a point in the west margin of Old Hickory Boulevard; thence with the west margin of Old Hickory Boulevard as follows: Southwardly with a curve to the right having a radius of 1402.40 feet, a length of 1266.66 feet, an interior angle of 51° 45' (tangent distance of 680.21 feet, and a chord of South 00° 01' East) 1224.04 feet to a point; thence South 25° 51' West 524.5 feet to a point; thence southerly with a curve to the left having a radius of 1462.63 feet a length of 358.98 feet to a point; thence leaving said Boulevard North 78° 13' West 275.0 feet to a point; thence South 50° 30' West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is 900,000.00

Subscribed and sworn to before me, this 29th day of January, 1974.

Affiant

Notary Public

My commission expires:
April 25, 1974

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

250.0 feet to a point; thence South 47° 15' West 225.0 feet to a point; thence South 11° 33' East 450.0 feet to a point in the north margin of U. S. Highway 70-S, thence with the same, the following courses and distances, along a slight curve to the right having a radius of 2775.0 feet in a westerly direction 335.06 feet to a point; thence South 4° 38' East 15.0 feet to a point; thence South 85° 22' West 400.0 feet to a point; thence South 4° 38' East 45.0 feet to a point; thence South 85° 36' West 239.8 feet to the point of beginning, containing 60.5 acres, more or less.

Being the property conveyed to I & R Properties, Inc., by deed of record in Book 4745, page 176, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Hicks Road and U. S. Highway 70-S, Bellevue, 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 HARRY M. ROWLAND, TRUSTEE, with full power to sell, transfer, convey and encumber, without the joinder of any beneficiary, his successors and assigns, forever.

And it does covenant with the said Harry M. Rowland, Trustee, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except by taxes for the year 1974, subject to which this conveyance is executed.

And I & R Properties, Inc. by through and under Grantor but not otherwise, does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Harry M. Rowland, Trustee, his successors and assigns against the lawful claims of all persons whomsoever.

Executed at Dallas, Texas, this 18th day of January, 1974.

I & R PROPERTIES, INC.

By: C. Ray Larsen
Vice President

BOOK 4783 PAGE 964

STATE OF TEXAS)

COUNTY OF DALLAS)

Before me, ~~C. Barry Beeson~~ Karen Short, a Notary Public of the State and County aforesaid, personally appeared C. Barry Beeson with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the I & R Properties, Inc., the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Dallas, Texas, this 18th day of January, 1974.

KAREN SHORT
Notary Public, Dallas County, Texas

Karen Short
Notary Public

NOTARY PUBLIC COUNTY OF DALLAS TEXAS

Commission Expires:

6-1-75

640087

IDENTIF. REFERENCE

JAN 29 10 30 AM '74

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

JAN29	CONV	*	~~00~~ 900,000.00	
JAN29 STAX			A* 2,340.00	
JAN29 PUBFEE			A* .50	
JAN29	MTGFEE		A* 6.00	* 2,346.50