ADDRESS NEW OWNER: 4 SENO TAX BILLS:

East Park

C/ Hooper Enterprises - 2921 Lebanon Rd

Nashville Tenn - 37214

MAP-PARCEL NUMBERS

3D-29400; 3D-39620;

and 3D-29625

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

BOOK 4790 PAGE 360

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK OF NASHVILLE, as Executor under the will of Will Andrew Strasser, but not further or otherwise, has bargained and sold, and by these presents does transfer and convey unto EAST PARK, a joint venture, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 3rd Civil District of said County, and being Lots 1 and 2 on the unrecorded plan of Joe Todd's Subdivision, together with a large tract of land lying to the south and west thereof, described together according to a survey of G. Barry Greer and Associates, dated May 12, 1972, as follows:

BEGINNING at an iron pin in the northerly margin of I-40, said iron pin being the northeasterly intersection of I-40 and Dabbs Avenue; thence with the northeasterly margin of said Avenue, North 47° 51' West 553.68 feet to an iron pin; thence South 42° 09' West 16.5 feet to an iron pin; thence around a curve with a radius of 230.72 feet northwesterly, a distance of 169.05 feet to an iron pin; thence north 5° 52' west 78.65 feet to a railroad spike; thence North 23° 46' East 226.33 feet to an iron pin; thence around a curve with a radius of 994.93 feet northeasterly a distance of 316.19 feet to an iron pin; thence continuing with the southeasterly margin of Elm Hill Pike North 21° 27' East 348.02 feet to an iron pin; thence leaving said Pike and running with an Old fence line, south 86° 05' 27" East 853.31 feet to an iron pin; thence continuing with said fence South 87° 15' 04" East 715.19 feet to a corner post; thence North 05° 03' 01" East 698.50 feet to an iron pin; thence South 89° 18' 40" East 206.22 feet to an iron pin in a creek; thence with the means of said creek as it meanders,

north 21° 11' 02" West 495.52 feet to an iron pin in the southerly margin of Elm Hill Pike; thence with the margin of said Pike, north 81° 52' East 227.99 feet to an iron pin said iron pin being common front corners of Lots 2 and 3 of Joe Todd's Subdivision not of record; thence with the common line between said two lots, south 14° 53' 06" East 546.33 feet to an iron pipe by a 14" Hackberry Tree; thence with an old fence line the following calls and distances: South 62° 12' 19" East 399.91 feet to an iron pin; thence south 60° 23' 11" East 500 feet to an iron pin; thence South 67° 15' 40" East 138.33 feet to an iron pin in the northwesterly corner of Thomas K. Sander's property; of record in Book 4371, page 595, Register's Office for said County; thence with Sander's westerly line, south 02° 02' West 62.03 feet to a right of way monument in the northwesterly margin of Briley Parkway; thence with the margin of said Parkway, South 47° 38' 29" West 1,264 feet to a right of way monument in the northwesterly margin of Interstate I-40; thence with the margin of said interstate highway, south 72° 04' 48" West 1,038 feet to a 48" Hackberry Tree; thence continuing with said right of way south 75° 12' 36" West 918 feet to the point of beginning, containing 79.81 acres, more or less.

the same
Being/property conveyed to First American National Bank, as Executor, under the will of Will Andrew Strasser, with power to sell and convey, as of record in Will Book 94, page 367, said Register's Office.

Said property is subject to easements of record in Book 3674, page 227; Book 1298, page 301; Book 4606, page 289; and in Book 4587, page 503, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EAST PARK, a joint venture, its successors and assigns, forever.

And Grantor does covenant with the said Grantee 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. Taxes for 1974 to be pro rated and assumed by Grantee.

And First American National Bank of Nashville, as Executor under the will of Will Andrew Strasser, but not further

or otherwise, does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, First American National Bank of Nashville has caused this instrument to be executed and its corporate seal to be affixed and attested hereto by its duly authorized officers on this 20th day of February, 1974.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE, as Executor under the will of Will Andrew Strasser

By Brannon Huddleston
VICE PRES. & TRUST OFFICER

ATTEST:

By Mark D Linville
assitant Trust Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $950,000.00.

Affiant

Subscribed and sworn to before me,

this 20th day of February, 1974.

Shirley L Johnson
Notary Public

My commission expires: October 29, 1977

SHIRLEY L JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Larry B. Ivey, a Notary Public in and for said State and County, Brannon Huddleston and Mark D. Linville with whom I am personally acquainted, and who upon oath acknowleged themselves to be Vice Pres. & Trust Officer and Assistant Trust Officer respectively, of First American National Bank of Nashville, a national bank association, the within named bargainor, and that they as such Vice Pres. & Trust Officer and Assistant Trust Officer being authorized so to do, executed the foregoing instrument on behalf of said bank, but no further or otherwise, for the purpose therein contained by signing the name of the association thereto by Brannon Huddleston as Vice Pres. & Trust Officer and attesting same by Mark D. Linville, as Assistant Trust Officer, and affixing the corporate seal thereto.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of February, 1974.

Larry B. Ivey
Notary Public

My commission expires:

4-30-75

C 4 2 9 1 6

IDENTIF. REFERENCE

FEB 21 3 50 PM '74

FELIX E. ... DAVIDSON COUNTY, TENN.

FEB21⁷⁴	CONV	*	950,000.00	
FEB21⁷⁴	S'TAX		A* 2,470.00	
FEB21⁷⁴	PR'FEE		A* .50	
FEB21⁷⁴	W'DEED		A* 8.00	* 2,478.50