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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Howard Johnson, Jr. (NAME)	Same (NAME)	14 #40,41,45,100 & 129
318 E. Thompson Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	14D-38650 14D-38700
Nashville (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	14D-2930 &14D-2870 14D-38018

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

GUY MCFARLAND and THOMAS L. BUSH

have bargained and sold, and by these presents do transfer and convey unto the said J. HOWARD JOHNSON, JR. *his heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT NO. 1: Being parts of Tracts Nos. 10, 30 and 32 on the Map of the Nance & Garrett's Lands, as of record in Plan Book 2, page 62, of the Chancery Court at Nashville, and described according to a survey made by Z. J. Wilkinson, Surveyor, December 9, 1937, as follows:

Beginning at a point in the center line of the Old Nashville and Clarksville Road at the west edge of a culvert crossing the same; thence north 73° east with the center of said Road, 264 feet to a point; thence north 85° east, with the center of the Old Nashville and Clarksville Road, and crossing the south margin of the new State Highway No. 112, 310 feet, more or less, to a point; thence north 89° east, with the center of the Old Nashville and Clarksville Road 231 feet to a point in the center of New State Highway No. 112; thence south 73° east with the center of the Old Nashville and Clarksville Road, crossing the south margin of the New State Highway No. 112, 462 feet to a point, the southeast corner of a 8.50 acre tract conveyed to D. J. Johns, Jr., by deed from Lucinda Cole Ready, by deed of record in Book 454, page 669, of the Register's Office for said County, the southwest corner of a 90-3/4 acre tract conveyed to A. M. Binkley, at al, by deed from Henry McMunn and wife of record in Book 497, page 341, Register's Office for said County; thence north 3° east with the center of a 10 foot roadway and with Binkley's west line, crossing the dividing line between the said Binkley property and a 172.114 acre tract conveyed to C. B. Bidwell, et al, of record in Book 435, page 523, of the Register's Office for said County, 2214 feet to a stone, Bidwell's northwest corner; thence north 87° west 1110 feet to a stone, the northeast corner of a 55.9 acre tract conveyed to B. F. Binkley, et al, by deed from D. J. Johns and wife, of record in book 838, page 226, of the Register's Office for said County; thence south 3° west with Binkley's east line 2237.4 feet to a stone, Binkley's southeast corner; thence north 87°

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 250,000.00

Subscribed and sworn to before me, this the 29th day of March 19 74

Affiant

My commission expires: 4/27/77

(Affix Seal)

Notary Public

west with Binkley's south line 1096 feet to a stone, Binkley's southwest corner, the northeast corner of a 63.529 acre tract conveyed to A. H. Douglas by deed from A. S. E. Douglas and wife, of record in Book 1001, page 223, of the Register's Office for said County; thence north 87° 30' west with the north line of the said Douglas Property and the north line of the A. S. F. Douglas 57.870 acres tract, 1685.5 feet to a stone, the southeast corner of the property conveyed to W. J. Merritt by deed of record in Book 682, page 358, of the Register's Office for said County; thence north 4°20' east with Merritt's east line, 2040 feet to an iron pin, the southwest corner of a 33-1/2 acre tract, conveyed to Cleve Baxter, by deed from D. J. Johns and wife, of record in Book 597, page 387, Register's Office for said County; thence south 87°30' east with Baxter's south line, 1638 feet to a stone, Baxter southeast corner, the west line of the above mentioned B. F. Binkley, et al, 55.9 acre tract; thence south 3° west, crossing the common corner of the B. F. Binkley, et al, 55.9 acre tract, and the A. H. Douglas 63.529 acre tract and the D. J. Johns, Jr. 190 acres and 38 poles tract, and the D. J. Johns 77.77 acre tract, 4680 feet to an iron pin, the northwest corner of the J. O. Copeland, now H. Felts 40 acre tract, a corner of the C. B. Bidwell property, said iron pin being 240 feet south of the southeast corner of the A. H. Douglas 63.529 acre tract; thence south 87° east, with Copeland, now Felts north line, 660 feet to an iron pin, Copeland, now Felts northeast corner; thence south 4°15' east, with Copeland, now Felts, east line, 2270 feet to the point of beginning, containing 338.78 acres, more or less, including but excluding the right-of-way of the New State H.ghway No. 112, crossing the most southerly part of the above described property.

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TRACT NO. 2: Beginning at a stake 1-1/2 feet west of a large oak log, the corners of Tracts of No. 1,2,3 and 4, 3 red oak and 1 white maple pointers; thence north 2-1/2° east 135.6 poles to a stake on the side of a hill, with 2 red oak and post oak pointers, the northwest corner of Tract No.3; thence north 87-1/2° west passing a post oak old corner at 63 poles, in all 66 poles to a stake, interior corner of Tract No.5; thence south 2-1/2° west 135.6 poles to a stone under a beech log, old pointers all down, A.S.F.Douglas northeast corner, also the corners of Tract Nos.1 and 6; thence south 87-1/2° east 66 poles to the beginning, containing 55.9 acres.

Included in the above-described property but expressly excluded from this conveyance is the property conveyed to the State of Tennessee by deed from Thomas L. Bush and Guy McFarland of record in Book 4550,page 611,Register's Office for said County.

Being part of the property conveyed to Thomas L. Bush and Guy McFarland by two deeds from Guy McFarland and C.F.Smith of record in Book 4172,page 724 and Book 4172,page 228, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Howard Johnson, Jr. *his heirs and assigns, forever.*

And we *do covenant with the said* J. Howard Johnson, Jr. *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

** It is the intention of the grantors herein and included in the warranty and covenants of this deed, to convey all that tract of land which is shown on Map 14 of the map of the Metropolitan Government as Parcel Nos. 40,41,45,100 and 129 as designated on the Map attached hereto as Exhibit "A" and incorporated herein by reference.

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. Howard Johnson, Jr. his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 29th *day of* March, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Guy McFarland

Thomas L. Bush

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41 12 - 72

BK

STATE OF TENNESSEE
BK. 4550-611

BK. 4172-724

Bigelow

CLARKSVILLE

PIKE

RECORDED AS MADE
Legibility of Writing, Typing or Printing Unsatisfactory When Received
Document Unsatisfactory When Received

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State, the within named* Guy McFarland and Thomas L. Bush

*the bargainor*s*, 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 seal at Nashville, *Tennessee, this* 29th *day of* March, *19* 74.

Gail Pigg, *Notary Public.*

Commission Expires 4/27/77

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

Guy McFarland and Thomas L. Bush

TO

J. Howard Johnson, Jr.

Prepared By:
Gail Pigg
916 Bradford Bldg.
Nashville

C47776

IDENTIF. REFERENCE

MAR 29 3 07 PM '74

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

MAR29'74 CONV 99,000.00
MAR29'74 CONV 99,000.00
MAR29'74 CONV 52,000.00
MAR29'74 STAX A* 650.00
MAR29'74 FEE A* .50
MAR29'74 RDEED A* 10.00 * 660.50

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Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

Return to Gail Pigg