ln

Send Tax Bills To: F. Clay Bailey, Jr.
Trustee
1912 Parkway Towers
Nashville, Tennessee
Zip 37219

Bump

BOOK 1844 PAGE 233

M. 26
P. 5
FW

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED NINETY-TWO THOUSAND, THREE HUNDRED AND NO/100 - ($792,300.00) DOLLARS, paid and to be paid as hereinafter set forth, WE, MARVIN K. BARRY, THOMAS F. FRIST AND HARRY SADLER, have this day bargained and sold and by these presents do hereby transfer and convey unto F. CLAY BAILEY, JR., TRUSTEE FOR UNDISCLOSED PARTIES, WITH FULL POWER TO SELL, MORTGAGE, CONVEY OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OR DISCLOSURE OF BENEFICIARIES, his successors and assigns, the following described tract or parcel of land situated in the Tenth Civil District of Nashville, Davidson County, Tennessee, bounded on the north by Mansker Creek or the Davidson-Sumner County line and on the west by Interstate 65, more particularly described as follows:

BEGINNING at a concrete monument in the easterly margin of Interstate 65, also the northwest corner of Terra View Subdivision, as of record in Book 1424, page 4, Register's Office for said County; thence, along said I-65, north 42° 21' 17" east 574.99 feet to a highway monument; thence, north 19°21' 49" east 1126.69 feet to a highway monument; thence, north 04° 08' 32" east 325.56 feet to a highway monument; thence, north 08° 06' 26" west 272.35 feet to a highway monument, the beginning of a curve to the left; thence with said curve150 feet from and parallel with the centerline of I-65 having a chord bearing of North 10° 10' 12" west and a distance of 981.29 feet to a highway monument; thence, north 20° 40' 27" west 56.03 feet to an iron pin; thence leaving Interstate 65, north 84° 23' 30" east 1704.93 feet to a fence corner; thence, north 34°

This instrument prepared by
HARSH, KELLY & HARSH
Gallatin, Tennessee

36' 09" east 1282.0 feet to a point; thence, north 02° 37' 26" east, 105.0 feet to a point in Mansker Creek on the Davidson-Sumner County line; thence, with the meanders of said creek: South 87° 22' 34" east 295.0 feet; south 59° 01' 34" east 280.0 feet; south 88° 08' 34" east 530.0 feet; south 49° 29' 34" east 307.6 feet; south 30° 01' 34" east 305.0 feet; south 17° 36' 13" east 340.4 feet; south 49° 41' 34" east 110.0 feet; thence, leaving said creek, south 40° 18' 26" west 135.0 feet to an iron pin; thence, south 05° 15' 42" west 179.67 feet to a point; thence south 08° 09' 54" west 694.14 feet to a point; thence, south 36° 23' 36" west 14.37 feet to a point; thence, south 07° 54' 38" west 402.34 feet to a point; thence, south 72° 09' 48" west passing a concrete monument at 507.80 feet and at 558.58 feet, an iron pin at 792.73, a pipe at 1340.02 feet, and a total distance of 1539.22 feet to an iron pin; thence, north 72° 31' 13" east 383.56 feet to an iron pin; thence, south 05° 17' 01" east 1642.61 feet to a point; thence south 67° 36' 55" west 56.84 feet to a point in a 50-foot roadway; thence along said roadway, south 07° 48' west passing an iron pin at 933.39 feet and a total distance of 2034.09 feet to a point; thence, south 18° 42' east 581.0 feet to a point in the northerly margin of Gallatin Road; thence, along said road and a curve to the right having a central angle of 1° 03' 40" a radius of 2835.00 feet and a distance of 52.50 feet to a point; thence leaving Gallatin Road north 18° 42' west 608.8 feet to an iron pin; thence north 07° 48' east 2044.36 feet to a point; thence, north 84° 32' 29" east 1385.61 feet to a monument; thence north 85° 30' 55" west, 1196.28 feet to a highway monument, the point of beginning, containing 264.07 acres, more or less.

BEING the property conveyed to Marvin K. Barry, a 25% undivided interest; Thomas F. Frist, a 25% undivided interest; and Harry Sadler, a 50% undivided interest, by deed from R. W. Grizzard and wife, Gertrude W. Grizzard, of record in Book 3937, Page 973, in the Register's Office of Sumner County, Tennessee.

TOGETHER with the non-exclusive and unobstructed use of a 50-foot roadway known as Liberty Lane in the Tenth Civil District of Nashville, Davidson County, Tennessee, as recorded in Book 3937, Page 973, R.O.D.C., bounded on the west by Rivergate Mall Shopping Center; on the south by Gallatin Road; and on the east by land recently conveyed to G.S. Hanzi, et al, more particularly described as follows:

BEGINNING at a point in the north margin of Gallatin Road. 140.8 feet southwest of a concrete monument in said margin; thence along the north margin of Gallatin Road with a curve to the right having a central angle of 01° 03' 40", radius of 2835.00 feet, 52.50 feet to a point; thence leaving Gallatin Road north 18° 42' west 608.8 feet to a point; thence north 07° 48' east 2044.36 feet to a point; thence south 84° 32' 29"E. 50.01 feet to a point; thence south 07° 48' west 2034.09 feet to a point; thence south 18° 42' east 581.0 feet to the point of beginning, containing 3.02 acres, more or less.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all of the improvements thereon and the appurtenances thereunto belonging, unto the said F. CLAY BAILEY, JR., TRUSTEE FOR UNDISCLOSED PARTIES, WITH FULL POWER TO SELL, MORTGAGE, CONVEY OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OR DISCLOSURE OF BENEFICIARIES, his successors and assigns, in fee simple forever.

WE COVENANT with said GRANTEE that we are lawfully seized and possessed of said tract or parcel of land, that we have a good right to convey the same, and that the same is unencumbered, EXCEPT for 1974 real estate taxes, which are to be pro-rated and payment to be made by the said F. CLAY BAILEY, JR., TRUSTEE: easement for the flow of Mansker Creek; Easement conveyed to Madison Suburban Utility District for water line of record in Book 4377, Page 94, said Register's Office; TVA easements of record in Book 2487, Page 227, and in Book 3067, Page 181, Register's Office for said County; and applicable Zoning Regulations.

WE FURTHER COVENANT with said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land unto the said F. CLAY BAILEY, JR., TRUSTEE, with powers hereinabove set forth, his successors and assigns, against the lawful claims of all persons whomsoever, EXCEPT as hereinabove set forth.

GRANTEE will be given full possession of said premises upon delivery of this deed.

OF SAID CONSIDERATION of SEVEN HUNDRED NINETY-TWO THOUSAND THREE HUNDRED ($792,300.00) DOLLARS, the said F. CLAY BAILEY, JR., TRUSTEE, has this day paid the sum of TWO HUNDRED TWENTY-NINE THOUSAND, SEVEN HUNDRED SIXTY-SEVEN ($229,767.00) DOLLARS in cash, the receipt of which is hereby acknowledged, and for the balance of FIVE HUNDRED

SIXTY-TWO THOUSAND, FIVE HUNDRED THIRTY-THREE ($562,533.00) DOLLARS the said F. CLAY BAILEY, JR., has this day executed his three promissory notes in the amounts of ONE HUNDRED FORTY THOUSAND, SIX HUNDRED THIRTY-THREE AND 25/100 ($140,633.25) DOLLARS; ONE HUNDRED FORTY THOUSAND, SIX HUNDRED THIRTY-THREE AND 25/100 ($140,633.25) DOLLARS; and TWO HUNDRED EIGHTY-ONE THOUSAND, TWO HUNDRED SIXTY-SIX AND 50/100 ($281,266.50) DOLLARS, payable respectively to MARVIN K. BARRY, THOMAS F. FRIST AND HARRY SALDER, which notes are secured by DEED OF TRUST of even date with same being filed for record in the Register's Office of Davidson County, Tennessee, simultaneously with this Warranty Deed.

WITNESS our hands this 8th day of August, 1974.

Marvin K Barry
MARVIN K. BARRY

Thomas F Frist
THOMAS F. FRIST

Harry Sadler
HARRY SADLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARVIN K. BARRY, THOMAS F. FRIST AND HARRY SADLER, 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 seal at Nashville, Tennessee, this 8 day of August, 1974.

Margaret E Hunter
NOTARY PUBLIC

My commisson expires: My Commission Expires Feb. 1, 1975

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OATH

STATE OF TENNESSEE
SUMNER COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater

is $792,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

F. Clay Bailey, Jr., Trustee

Subscribed and sworn to before me, this the 14th day of August, 1974.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

My commission expires: 10/21/74

IDENTIF. REFERENCE
AUG 16 11 51 AM '74
FELIX Z. HALLOCK REGISTER
DAVIDSON COUNTY, TENN.
67446

AUG16[illegible] CONV * @ 792,300.00
AUG16[illegible] S'TAX A* 2,059.98
AUG16[illegible] PR'FEE A* .50
AUG16[illegible] W'DEED A* 10.00 * 2,070.48