LD-C-1016

This document prepared by:
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Waller Lansden Dortch & Davis
1200 American Trust Building
Nashville, Tennessee 37201

BOOK 4844 PAGE 826

Address New Owner(s) as Follows:	Send Tax Bills to:	Map Parcel Numbers
Foxhall Land Company (Name)	Same (Name)	117.9
2100 Hampton Avenue (Street Address or Route Number)	(Street Address)	Pan 5 ?
Nashville, Tennessee 37215 (City) (State) (Zip)	(City) (State) (Zip)	

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, PARKES ARMISTEAD and wife, KATHERINE M. ARMISTEAD, have this day bargained and sold and do hereby transfer and convey in fee simple to FOXHALL LAND COMPANY, a Tennessee corporation with principal offices located at 2100 Hampton Avenue, Nashville, Tennessee, its successors and assigns, the following real estate located in Davidson County, Tennessee:

The unimproved real estate described in detail in Exhibit A hereto, which is hereby incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereunto belonging to the said Foxhall Land Company, a Tennessee corporation, its successors and assigns, forever. The undersigned covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except that such real estate is transferred subject to the easements described in Exhibit A, and subject to 1974 taxes, which have been prorated to the date of the deed and which grantee has assumed.

The undersigned further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever

defend the title of said real estate to said Foxhall Land Company, its successors and assigns, against the lawful claims of all persons.

Grantors reserve to themselves, their heirs and assigns, the right of access over and across the southwesterly part of the tract herein conveyed, which said part lies generally southwest of the center line of a twenty-foot sewer easement (Project No. 61-S-35) of record in Book 3401, page 545, R.O.D.C., Tennessee. Such right of access shall be limited to the locations hereinafter and from time to time deemed necessary by a licensed engineer and/or the governmental authorities having jurisdiction with respect to the said sewer line in order to permit connection between the said sewer line and sewer lines which may serve the Grantors' property adjacent to and south of the property herein conveyed. In exercising the right herein reserved, Grantors agree for themselves, their heirs and assigns, that they will undertake to restore the property over and across which access is taken as close as reasonably possible to its condition prior to such exercise.

Grantors do hereby assign to Grantee, its successors and assigns, the rights and privileges reserved by Grantors in the grants of easement of record in Book 3401, page 545, and in Book 3947, page 20, of said Register's Office, to the extent necessary and proper in the development and use of the property herein conveyed, specifically including the right and privilege of making sewer taps or connections in sufficient number for the reasonable development of the said property in accordance with such plans as may be now or hereafter filed with and approved by the Metropolitan Planning Commission, reserving to themselves, their heirs, successors and assigns, all such

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IDENTIF. REFERENCE

AUG 19 3 15 PM '74

FELIX P. POLS REGISTER
DAVIDSON COUNTY, TENN.

rights and privileges with respect to the property retained by them.

IN WITNESS WHEREOF, the undersigned have executed this deed this 16th day of August, 1974.

Parkes Armistead
PARKES ARMISTEAD

Katherine M. Armistead
KATHERINE M. ARMISTEAD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mrs. T. B. Hunter, a Notary Public in and for said county and state, the within named bargainors, Parkes Armistead and wife, Katherine M. Armistead, with whom I am personally acquainted and acknowledge that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of August, 1974.

Mrs. T. B. Hunter
Notary Public

My commission expires: AUG 30, 1975

AUG 19 STAMP CONV ★ $257400.00
AUG 19 STAMP S'TAX A* 669.24
AUG 19 STAMP PR'FEE A* .50
AUG 19 STAMP W'DEED
AFFIDAVIT A* 10.00 ★ 679.74

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for the above transfer is $257,400.00.

C. Wesley Gomes Jr.
Affiant PRES.

Sworn to and subscribed before me this 16th day of August, 1974.

Notary Public

My commission expires:

EXHIBIT A
TO
DEED FROM PARKES AND KATHERINE M. ARMISTEAD
TO FOXHALL LAND COMPANY, A TENNESSEE CORPORATION

A tract of land in the 7th Civil District of Davidson County, Tennessee, being the northerly part of the "Residence Tract," as shown on the subdivision of part of Lot No. 2 of the Compton Land, of record in Book 547, Page 116, R.O.D.C., being also Lot Nos. 15, 16, 39 and 40, as shown on the revised plan of Woodmont Acres, of record in Book 843, Page 102, R.O.D.C., also being the easterly part of Lot No. 6, as shown on the subdivision of the west part of Lot No. 2 of the Henry Compton land, of record in Book 547, Page 47, R.O.D.C., and being more particularly described as follows:

Beginning at an iron pin the the southerly margin of Wimbledon Road, being the northeast corner of Lot No. 40 shown on said Woodmont Acres, also being the northwest corner of the property conveyed to H. E. Dodd, et ux, of record in Book 1025, Page 20, R.O.D.C.;

Thence, leaving said margin of Wimbledon Road with a rock wall, S 03° 37' W, 160.2 feet to an iron pin, Dodd's southwest corner;

Thence, partly with Dodd's rear line, S 87° 40' E, 17.6 feet to a point, the northwest corner of the property conveyed to Gilbert Smith, of record in Book 4148, Page 916, R.O.D.C.;

Thence, with Smith's west line, S 03° 36' W, 375.0 feet to a point in Valley Brook Place;

Thence, with the west line of Blackberry Hollow Subdivision, of record in Book 4470, Page 52, R.O.D.C., S 03° 19' W, 634.9 feet to the center of Sugartree Creek;

Thence, with said creek, N 55° 19' W, 137.6 feet to a point;

Thence, N 69° 57' W, 169.6 feet to a manhole;

Thence, N 24° 12' W, 325.2 feet to a manhole;

Thence, N 58° 24' W, 188.7 feet to a manhole;

Thence, N 46° 27' W, 257.8 feet to a point;

Thence, continuing with said creek, N 59° 32' W, 207.6 feet to an iron pin;

Thence, N 87° 11' W, 105.0 feet to an iron pin, the southeast corner of the property conveyed to Charles Gilbert, Jr., of record in Book 4348, Page 356, R.O.D.C.;

Thence, with Gilbert's east line, N 00° 18' W, 240.3 feet to an iron pin in root of 36-inch oak in the south line of the property conveyed to M. L. Wakefield, et ux, of record in Book 2043, Page 441, R.O.D.C.;

thence, with Wakefield's rear line and the rear line of Woodmont Acres, S 87° 11' E, 432.3 feet to an iron pin in the southwest corner of Lot No. 15;

Thence, with the west line of said Lot No. 15, N 03° 39' E, 156.8 feet to an iron pin in the southerly margin of Wimbledon Road;

Thence, with said margin of Wimbledon Road, S 87° 58' E, 50.0 feet to an iron pin in the northeast corner of Lot No. 16 and the northwest corner of the property conveyed to Frances Burns, et al, of record in Book 4015, Page 639, R.O.D.C.;

Thence, with Burns' west line, S 03° 39' W, 157.4 feet to the rear line of Woodmont Acres;

Thence, with said rear line of Woodmont Acres, S 87° 11' E, 400.0 feet to an iron pin;

Thence, S 87° 40' E, 150.0 feet to an iron pin, the southwest corner of Lot No. 39;

Thence, with the west line of said Lot No. 39, N 03° 37' E, 160.9 feet to an iron pin in the southerly margin of Wimbledon Road;

Thence, with said margin, S 86° 54' E, 50.0 feet to the point of beginning.

Containing 14.78 acres, more or less.

Being part of the property conveyed to Parkes Armistead and wife, Katherine M. Armistead, by deed from Elizabeth Shepherd, a widow, of record in Book 1540, Page 175, R.O.D.C.

The above described property is subject to easements as follows:

(1) 20-foot sewer easement granted to City of Nashville by deed from Parkes Armistead and wife, Katherine Moore Armistead, of record in Book 3401, Page 545, R.O.D.C.

(2) 20-foot sewer easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Parkes Armistead and wife, Katherine Moore Armistead, of record in Book 3947, Page 20, R.O.D.C.

RECORDER'S MEMO.
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.