BOOK 4881 PAGE 457

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
GAIL P. [illegible], ATTORNEY
916 J. C. [illegible] BLDG.
NASHVILLE, [illegible] 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Haury & Smith Contractors, Inc. (NAME) | Same (NAME) | 142 |
| 2033 Richard Jones Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 1 & 2 E/W |
| Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*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, it, the undersigned

RIVER PLANTATION, a Joint Venture

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* HAURY AND SMITH CONTRACTORS, INC.

its *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the Ninth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a radius turnout monument in the west right-of-way of Sawyer Brown Road in the northwest intersection of Sawyer Brown Road and Todd Preis Drive, and proceeding as follows: With the radius turnout to the right, having a radius of 25', a distance of 39.99' to a concrete monument in the northerly right-of-way of Todd Preis Drive; thence, with said right-of-way, North 62°53' West a distance of 354.85' to a concrete monument; thence crossing said Todd Preis Drive, South 27°07' West a distance of 60' to a concrete monument in the south right-of-way of Todd Preis Drive; thence, leaving said right-of-way and running with the westerly line of River Plantation, Section 4-A as recorded in Book 4715, page 81, R.O.D.C., South 27°12' West a distance of 411.43' to a concrete monument in the northerly right-of-way of the L & N Railroad, said line passing through a concrete monument at a distance of 381'; thence, with the northerly right-of-way of said railroad, North 53°23'45" West a distance of 223.19' to a concrete monument; thence, continuing with said right-of-way and with a curve to the left having a radius of 2890', a distance of 1049.16' to a concrete monument; thence, leaving said railroad right-of-way and running with the southerly edge of a TVA easement, North 34° 05' West a distance of 685.29' to a point; thence, leaving said easement and running with the centerline of a sewer easement, North 55°31' East a distance of 384.20' to a point; thence, North 39°02' East a distance of 74.78' to a point; thence, North 46°17' East a distance of 161.35' to a point; thence, with a curve to the right having a radius of 50', a distance of 49.60' to a point; thence, South 76°53' East a distance of

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 99,000.00

Subscribed and sworn to before me, this the 13th day of January, 75

Affiant

My commission expires Nov. 29, 1977 (Affix Seal)

Notary Public

73.01' to a point; thence, South 41°24' East a distance of 43.50' to a concrete monument, said monument being in the southwest corner of the Harpeth Valley Utility District pumping station lot; thence, continuing South 41°24' East a distance of 54.51' to a point in the southerly and westerly right-of-way of the Todd Preis Drive cul-de-sac; thence, with said right-of-way and with a curve to the right having a radius of 60', a distance of 207.98' to a concrete monument; thence, leaving said right-of-way of the cul-de-sac, North 61°01'34" East a distance of 104.20' to a concrete monument; thence, with the southerly line of River Plantation, Section 2, as recorded in Book 4460, page 80, R.O.D.C., South 46°07' East a distance of 485.31' to a point; thence, South 34°14' East a distance of 413.57' to a point; thence, South 66°27' East a distance of 304.36' to a concrete monument; thence, South 38°45' East a distance of 194.23' to a concrete monument; thence, South 66°54' East a distance of 211.31; to a concrete monument; thence, South 48°15' East a distance of 100.06' to a concrete monument in the westerly right-of-way of Sawyer Brown Road; thence, leaving said line of River Plantation, Section 2, and running with the westerly right-of-way of Sawyer Brown Road and with a curve to the right having a radius of 1939.14', a distance of 145.09' to the point of beginning, and containing 33.504 acres per recorded plat in Book 4675, page 127, dated July 12, 1974, R.O.D.C.

Included in the above description but excluded from this conveyance is a cemetery containing 0.28 acres, more or less. Also included in the above description are various sewer easements and access easements granted to the Harpeth Valley Utility District and to Tennessee Valley Authority.

Being part of the same property conveyed to River Plantation, a Joint Venture, by quitclaim deed from Warner Park Development Company, Inc., of record in Book 4664, page 584, said Register's Office.

unimproved (X)
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* Haury and Smith Contractors, Inc. its *heirs and assigns, forever.*

*And* it does ~~do~~ *covenant with the said* Haury and Smith Contractors, Inc. *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1975 taxes, plan of record in Book 4675, page 127, easements granted to Harpeth Valley Utility District of record in Book 3770, page 6, Graveyard with right of ingress and egress thereto of record in Book 174, page 70, easement granted U.S.A for TVA transmission line or lines and towers of record in Book 2274, page 547, sewer easements and temporary 30-foot access easement to Harpeth Valley Utility District as shown on plan of record, said Register's Office.

*And* it does ~~do~~ *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to the said land to the said* Haury and Smith Contractors, Inc. its *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 13th *day of* January, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

River Plantation, a Joint Venture

BY: [signature]
Reese L. Smith, Jr.

BY: [signature]
Charles Nelson, Jr., Trustee for Home Federal Savings and Loan Association Employees Profit-Sharing Trust.

*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* Reese L. Smith, Jr. and Charles Nelson, Jr., Trustee

*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* 13th *day of* January, *19* 75.

Shirley L Johnson, *Notary Public.*

*Commission Expires* October 29, 1977

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*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*.....

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*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*.....

L-552,491-6
File Room

# WARRANTY DEED

FROM

River Plantation, a Joint Venture

TO

Haury and Smith Contractors, Inc.

FILE: Home Federal S & Assn.

C8435 I

IDENTIFICATION REFERENCE

JAN 14 3 03 PM '75

FELIX Z. McCLOSH II REGISTER
DAVIDSON COUNTY, TENN.

JAN 14 75 W/DEED
JAN 14 75 CONV
JAN 14 75 S/TAX
JAN 14 75 PREFEE

99,000.00

A* 257.40
A* .50
A* 8.00 * 265.90

BOOK 4881 PAGE 460

**Chicago Title Insurance Company**
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238