M. 60
P/023
PW

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY ONE THOUSAND DOLLARS ($131,000.00) cash, the receipt of which is hereby acknowledged, Austin Powder Company has bargained and sold and by these presents does transfer and convey unto the said Trinity Hills Village, Inc., its heirs, successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I: A parcel of land in the 12th Civil District of Davidson County, Tennessee, being described in part from field surveys and in part from deed calls as follows: BEGINNING at a point in the centerline of an old Matthews Road (old Natchez Trace - unimproved), said point being S 85° 35' E, 15+ feet from a concrete monument at the northeast corner of Trinity Hills Village, Section 2, First Addition, as of record in Book 4460, page 46, R.O.D.C.; thence S 85° 35' E. 76.2+ Feet to an iron pin; thence N 44° 27' E. 598.5 feet to an iron pin thence S 65° 30' E. 500.0 feet to an iron pin; thence S. 32° 41' E. 544.4 feet to an iron pin; thence S 80° 00' E 378.0 feet to an iron pin in the proposed west margin of Trinity Hills Parkway; thence northerly with said proposed street margin as follows: northerly 296.94 feet with a curve to the left having a radius of 3520 feet and a central angle of 4° 50' to an iron pin; North 5° 10' E 426.0 feet to an iron; northerly 533.4 feet with a curve to the left having a radius of 965.0 feet to a point in the centerline of an old unimproved county road (old Vista Lane); thence S 85° 27' E. 240+ feet with said road to a point said point being the northeast corner of Austin Powder Company's property as recorded in Book 1371, page 112, R.O.D.C.; thence S 2° 45' W 1420.6 feet to a point; thence S 2° 15' W 470.4 feet to a point; thence S 5° 30' W 107.3 feet to a planted stone and iron pin at the northeast corner of a tract of land conveyed to Trinity Hills Village, Inc., from Sons & Daughters of Charity of record in Book 4485, page 399, R.O.D.C.

thence S. 72° 01' W 750.0 feet to a point in the east margin of Old Matthews Road (as widened); thence northwesterly with said margin of Old Matthews Road (as widened) as follows:North 31° 50' W. 72.33 feet to a point; northwesterly 204.94 feet with a curve to the left having a radius of 874.13 feet to a point; North 46° 31' W. 103.7+ feet to a point; thence S 43° 29' W. 25 feet to a point in the centerline of old Matthews Road (old Natchez Trace); thence northwesterly with the centerline of Old Matthews Road (old Natchez Trace - unimproved) as follows: North 46° 31' W. 150+ feet to a point; North 49° 55' W. 282.5+ feet to a point; North 37° 10' W. 232.3+ feet to a point; North 24° 16' W. 561.3+ feet to a point; North 13° 41' W 107.3+ feet to a point to the point of beginning, containing 45 acres, more or less, and being part of the same property conveyed to Austin Powder Company, as recorded in Book 1371, page 112 and 124, Register's Office for said County.

TRACT II: A parcel of land in the 12th Civil District of Davidson County, Tennessee, being described in part from field surveys and in part from deed calls as follows:
BEGINNING at an iron pin in the north boundary line of Trinity Hills Village, Section 2, First Addition, as of record in Book 4460, page 46, R.O.D.C., said point being N 85° 35' W 108.8 feet from a concrete monument at the northeast corner of said subdivision; thence N 85° 35' W 1098.1 feet with said subdivision and with the common line of land conveyed to Trinity Hills Village from J. B. Downey & Sons, Inc., of record in Book 4231, page 191, R.O.D.C.; thence N 1° 17' E 951.2 feet with said common line to a point in the centerline of an old unimproved county road (old Vista Lane); thence S 89° 52' E. 643.5+ feet with said road centerline to a point; thence S 0° 11' W 759.2 feet with the common line of Silas Kidd et al property as of record in Book 3705, page 143, and Book 4107, page 20, R.O.D.C., to a point; thence S 86° 49' E. 427.3 feet to an iron pin in the south line of said Silas Kidd et al property; thence southerly 255.06 feet with a curve to the right having a radius of 790.0 feet to the point of beginning. Containing 16 acres, more or less, and being part of the same property conveyed to Austin Powder Company, as of record in Book 1371, page 124, Register's Office for said County.

Austin Powder Company, for itself, its successors and assigns, reserves an exclusive easement and the right to use certain explosive storage facilities presently located on the above tracts of land and the land within 150 feet adjacent to the existing storage facilities, together with an easement of ingress and egress by foot, vehicle or otherwise to and from such storage facilities and Brick Church Pike (over Vista Lane) and the right to maintain the locked gate at the entrance of the existing roadway on the premises serving Austin Powder Company's explosive storage facilities. Austin Powder Company shall have the right, but not the obligation, to remove its explosive storage facilities. from the above tracts of land at any time prior to the expiration of 365 days from and after this deed is filed for record in the Register's Office for Davidson County, Tennessee. The easement reserved herein and the right to use the existing explosives storage facilities shall expire by the terms of this instrument 365 days after this instrument is filed for record in the Register's Office for Davidson County, Tennessee.

Trinity Hills Village, Inc. agrees by its recording of this instrument on behalf of itself, its successors and assigns that it will neither inhabit, use or occupy any building or structure within 1,200 feet of the explosive storage facilities of Austin Powder Company for a period of 365 days after this instrument is filed for record in the Register's Office for Davidson County, Tennessee, nor will it permit the inhabitation, use or occupancy of any building or structure within 1,200 feet of the explosive storage facilities of Austin Powder Company for a period of 365 days after this instrument is filed for record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estates, titles and interest thereto belonging to the said Trinity Hills Village, Inc. its heirs, successors and assigns forever. And, Austin Powder Company does covenant with

the said Trinity Hills Village, Inc. 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 except as herein set forth as follows:

(a) Title to that portion of the premises embraced within the bounds of old Natchez Trace, unimproved.

(b) Title to that portion of the premises embraced within the bounds of any roads or highways.

(c) In the deed from J. H. Matthews and wife, to W. C. Hudnall as of record in Book 112 Page 73 there was reserved one-third of an acre for the family graveyard, together with the right of ingress and egress thereto.

(d) Taxes and assessments not delinquent.

(e) Zoning ordinances and restrictions, if any.

(f) Easements, reservations, restrictions, conditions and limitations of record, if any.

(g) Matters which would be disclosed by an inspection and an accurate survey of the premises.

(h) The easement and rights reserved by Austin Powder Company and the restrictions imposed upon the premises as hereinabove set out.

And Austin Powder Company does further covenant and bind its heirs, successors and assigns to warrant and forever defend the title to the said land to the said Trinity Hills Village, Inc. its heirs, successors and assigns against the lawful claims of all persons whomsoever, except as aforesaid.

Witness its hand this 24th day of February, 1975, Austin Powder Company having caused its name to be signed hereto by its duly authorized officer on said day and date.

AUSTIN POWDER COMPANY

By David M. Gleason

STATE OF OHIO

COUNTY OF CUYAHOGA

Before me, Allan R. Stutz, a notary public of the state and county aforesaid, personally appeared David M. Gleason with whom I am personally acquainted, and who upon oath acknowledged himself to be President of Austin Powder Company, the within

named bargainer, an Ohio corporation, and that he as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself as PRESIDENT.

Witness my hand and seal at office in CLEVELAND, OHIO this 24th day of FEB., 1975.

ALLAN R. STUTZ
Notary Public for Cuyahoga County, Ohio
My commission expires Nov. 28, 1977

Allan R. Stutz
Notary Public

My commission expires:

MAR-4 75	CONV	90,000.00		
MAR-4 75	CONV	41,000.00		
MAR-4 75	S'TAX		A* 340.60	
MAR-4 75	PR'FEE		A* .50	
MAR-4 75	W'DEED		A* 10.00	* 351.10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is ONE HUNDRED THIRTY ONE THOUSAND DOLLARS ($131,000.00)

Herschel Greer
AFFIANT

Subscribed and sworn to before me this 3rd day of March, 1975.

Notary Public

My commission expires: April 26, 1978

C 89545

IDENTIF. REFERENCE

MAR 4 3 08 PM '75

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Address new owner as follows: Mr. Herschel Greer
Guaranty Mortgage Company
First American Center
Nashville, Tennessee 37238

Send tax bills to: Same as New Owner

Map--Parcel No.

This Instrument Prepared By:

Thomas I. Carlton, Jr.
CORNELIUS, COLLINS, HIGGINS & WHITE
18th Floor, Third National Bank Bldg.
Nashville, Tennessee 37219

FILE TENN