BOOK 4898 PAGE 442

149
116-117-118-
119-135-136-
136.1-138-164
PW

WARRANTY DEED

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, the undersigned, J. Pauline Charlton, Otis W. Charlton and wife Louise R. Charlton, Harding College, Inc., and Houston T. Ezell, have bargained and sold, and by these presents do transfer and convey unto the said Bell Road Investment, Ltd., a limited partnership, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Second Civil District of Davidson County, Tennessee, described according to the survey of J. H. & Haley Land Surveying, Inc., dated March , 1975.

PHASE I: Beginning at a point in the West right-of-way line of Murfreesboro Road, said point being approximately 83 feet Northwest of a monument in the West right-of-way of Murfreesboro Road at the intersection with Bell Road; thence South 72 degrees -24-34 West 150.00 feet to a point; thence South 17-35-26 East 182.765 feet to a point; thence South 72-24-34 West 233.536 feet to a point; thence North 17-35-26 West 23.50 feet to a point; thence South 72-45-14 West 224.865 feet to a point; thence North 3 degrees -04'-36" East 60.00 feet to a monument; thence South 85 degrees -57'-32" West 195.30 feet to a monument; thence North 3 degrees -07'-47" East 490.53 feet to a monument; thence North 59 degrees -57'-05" East 382.77 feet to a monument in the West right-of-way line of Murfreesboro Road; thence with said right-of-way line South 42 degrees -55'-27" East 537.00 feet to the point of beginning, containing 7.86 acres.

PHASE II: Beginning at a monument on the West margin of Bell Road on the Southeast corner of original Tract, thence S-88-05-02W 251.70 feet to a monument, thence S1-04-57W 162.55 feet to a monument; thence N-80 degrees -18'-57"W 406.82 feet to a monument; thence N-12-17-16E 83.06 feet to a monument. Thence N-87-52-27E 45.22 feet to a monument, thence N-03-04-36E 198.56 feet to a point; thence N-72-45-14E 224.87 feet, thence S-17 degrees -35'-26"W 23.5 feet; thence N-72-24-34E 233.54 feet; thence S-17-35-26E 132.21 feet; thence N-88-30-E 137.56 feet to a point in the West margin of Bell Road. Thence along the West margin of Bell Road S-12 degrees -31'-19"W 173.03 feet to a monument, said point being the point of beginning. Containing 4.30+ acres.

RESERVED AREA: Beginning at a point in the West margin of Murfreesboro Road, said point being the Southeast corner of Phase I. Thence continuing along the West margin of Murfreesboro Road S-42-35-27E 82.79 feet to a monument. Thence S-45-09-59W 15.66 feet to a monument, thence S-3-52-36E 56.00 feet to a monument, thence S-45 degrees - 25'-40"E 102.00 feet to a monument in the West margin of Bell Road. Thence along the margin of Bell Road S-12-31-19W 146.00 feet to a point; thence leaving Bell Road S-88-30W 137.56 feet to a point, thence N-17-35-26E 314.97 feet to a point, thence N-72-24-34E 150 feet to the point of beginning. Containing 1.33+ acres.

Being property conveyed to Otis W. Charlton and wife, Louise R. Charlton, by deed from Carneal Walden and wife, Janice Walden, of record in Deed Book 4836, page 481, and by deed from Buford Walden, Carneal Walden, Clifton Walden, Edward Walden, Odell Walden, William C. Walden, Jr., Agnes Walden Fugua, Bea Walden Luther, Olene Walden McGowan and Marguerite Walden Morris, of record in Book 4836, page 477, and by deed from J. Pauline Charlton, J. M. Charlton, George Charlton, Erma Charlton Lee, Alice Charlton McGill, Dessie Charlton Ward, Forest Charlton, Audrey Charlton Sanders, Flora Charlton Taylor, Nellie Charlton Foster, Judy Traverso, Patricia L. Snow, Charles S. Park, Guywn Park and Sandra Willis, in Book _____, page _____, Register's Office for Davidson County, Tennessee, and BEING property conveyed to J. Pauline Charlton, by deed from J. M. Charlton and wife, Lera J. Charlton, of record in Book 3848, page 716, Register's Office for Davidson County, Tennessee, and BEING property conveyed to Harding College, Inc., by deed from Brentwood Estates, Inc., of record in Book 4574, page 89, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bell Road Investment, Ltd., a limited partnership, its successors and assigns forever. And we do covenant with the said Bell Road Investment, Ltd. 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, except for real property taxes for 1975 and a Deed of Trust from Otis W. Charlton and wife, Louise R. Charlton, to Winston Moore, Trustee, of record in Book 4837, page 656, said Register's Office securing an indebtedness not to exceed $188,000.00, and a Deed of Trust of record in Book 4580, page 234 said Register's Office.

And J. Pauline Charlton, Otis W. Charlton and wife, Louise R. Charlton, Harding College, Inc., and Houston T. Ezell do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend

the title to the said land to the said Bell Road Investment, Ltd., its successors and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 24th day of March, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

C91698

IDENTIF. T REFERENCE

MAR 24 2 16 PM '75

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

J. Pauline Charlton
J. PAULINE CHARLTON

Otis W. Charlton
OTIS W. CHARLTON

Louise R. Charlton
LOUISE R. CHARLTON

HARDING COLLEGE, INC.

By: Houston T. Ezell - agent

Houston T. Ezell
HOUSTON T. EZELL

MAR24'75 CONV * .00 $20,000.00
MAR24'75 S'TAX A* 1,352.00
MAR24'75 PRFEE A* .50
MAR24'75 W'DEED A* 8.00 * 1,360.50

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jo Cisco Smith, a Notary Public in and for said County and State, the within named J. Pauline, wife, Charlton, Otis W. Charlton and/Louise R. Charlton, and Houston T. Ezell, 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 24th day of March, 1975.

JO CISCO SMITH NOTARY PUBLIC AT LARGE STATE OF TENN.

Jo Cisco Smith
NOTARY PUBLIC

Commission expires: April 21, 1975.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 4898 PAGE 445

Before me, Jo Ann Smith, a Notary Public of the State and County aforesaid, personally appeared Houston T. Ezell, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Agent of Harding College, Inc., the within named bargainor, a corporation, and that he as such Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of March, 1975.

Jo Ann Smith
NOTARY PUBLIC

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission expires: April 21, 1975.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

AFFIANT

Subscribed and sworn to before me, this 24th day of March, 1975.

Jo Ann Smith
NOTARY PUBLIC

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission expires: April 21, 1975.

Send tax bills to the address of the new owner as follows:

Buyer
Bell Road Investment, Ltd.
506 Tanksley Avenue
Nashville, Tennessee 37211

This instrument prepared by:
Charles Carter Baker, Jr.
Attorney at Law
Eighteenth Floor
Third National Bank Building
Nashville, Tennessee 37219