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BOOK 4927 PAGE 489

IDENTIF. REFERENCE

JUN 30 8 27 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

RECORDED INSTRUMENT
To: JOHN G. DOAK, MOW-WD-1
2525 Lebanon Road
Nashville, Tenn.
37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

X [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June 19 75.

John G. Doak
Notary Public

MY COMMISSION EXPIRES: 23 May 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Attorney 2525 Lebanon Rd. Nashville, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Briley Pkwy. Limited (NAME)	Briley Parkway Limited (NAME)	3D 3940
15th Fl 3rd Natl Bk Bldg (STREET ADDRESS OR ROUTE NUMBER)	15th Fl. 3rd Natl. Bk. Bldg. (STREET ADDRESS)	Map 95-3
Nashville, Tenn. 37219 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 23

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, Robert E. Baker, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Briley Parkway Limited, a Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTEES, THEIR 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 3rd Civil District of Davidson County, Tennessee, including part of a tract marked "Parcel A Reserved", on the Plan of Craigmeade Subdivision of record in Book 2900, page 121, being described by survey of Barge, Waggoner, Sumner and Cannon, Eng. dated September 27, 1972, and updated to March 23, 1975, by John H. Wright, Registered Engineer, as follows:

BEGINNING at an iron pin on the southerly margin of Lebanon Road where it intersects with the right of way for the access ramp for Briley Parkway, just east of the entrance to Craigmeade Drive, thence with the right of way for said access ramp S 02° 51' 12" W 25.4 feet to an iron pin and S. 78° 01' 31" East 211.2 feet to a concrete monument and S 47° 24' 20" East 670.15 feet to a concrete monument and S 13° 50' 40" East 189.04 feet to a concrete monument and with a curve to the right with a radius of 1332.4 feet a distance of 536.73 feet to a concrete monument on the northwesterly edge of the right of way for Briley Parkway; thence with said right of way S 32° 08' 25" W 240.08 feet to a concrete monument and S 35° 04' 50" West 25.14 feet to a concrete monument and S 59° 49' 20" West 55.36 feet to a concrete monument and S 33° 44' 46" West 350.40 feet to a concrete monument and S 06° 56' 30" West 56.79 feet to a concrete monument and S 31° 44' 50" West 262.64 feet to a concrete monument and S 32° 55' 54" West 203.25 feet to a concrete monument and with a curve to the left with a radius of 2967.79 feet a distance of 136.68 feet to a concrete monument; thence leaving said right of way line North 03° 39' 39" East 948.57 feet to an iron pin; thence North 02° 59' 31" East 340.99 feet to cedar post; thence North 03° 33' 15" East 502.70 feet to a concrete monument at the intersection of westerly line of the premises and the northeasterly right of way of an unnamed road into the premises; thence with said right of way line North 56° 04' 40" West 113.28 feet to a concrete monument at the beginning of a curve to the right into Craigmeade Drive; thence with said curve to the right with a radius of 25 feet a distance of 39.27 feet to a concrete

unimproved ( )
This is improved (X) property, known as 2235 Lebanon Road, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26 day of June, 1975

ROBERT E. BAKER, TRUSTEE: X Robert E. Baker Trustee

MAIL

RECORDED INSTRUMENT
To: JOHN G. DOAK, Atty.
2525 Lebanon Road
Nashville, Tenn.
37214

monument on the easterly side of Craigmeade Drive; thence with the easterly side of Craigmeade Drive and a curve to the left with a radius of 547.89 feet a distance of 397.56 feet to a concrete monument; thence continuing with said easterly side of Craigmeade Drive, N 07° 39' 10" W. 39.40 feet to a concrete monument at the beginning of a curve to the right with a radius of 25 feet a distance of 39.27 feet to an iron pin on the southerly margin of Lebanon Road; thence North 82° 20' 50" East 3.7 feet to the point of beginning and containing 24.97 acres, more or less, together with right to free sewer taps to serve the premises reserved in the instrument of record in Book 4403, page 94, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert E. Baker, Trustee, by deed from R. F. Litsey and wife, Anna Louise Litsey, of record in Book 4024, page 109, as corrected in Book 4223, page 692, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following:

1. Restrictive Covenants dated September 19, 1960, and filed for record October 14, 1960, in Book 3135, page 283, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenant contained in instrument of record in Book 416, page 145, Register's Office for Davidson County, Tennessee. By instrument of record in Book 1846, page 109, said Register's Office, the forfeiture clause was waived.

3. A 20 foot permanent Sanitary Sewer and/or Storm drainage easement plus a 10 foot temporary easement on each side of the permanent easement for construction purposes was conveyed to Metro by instrument of record in Book 4403, page 94, Register's Office for Davidson County, Tennessee. NOTE: The grantors reserved the right of free sewer taps for the premises to themselves, heirs and assigns.

4. A 150 foot wide TVA transmission line easement of record in Book 1181, page 555, Register's Office for Davidson County, Tennessee, located near southern corner of premises as shown on survey.

5. Lack of direct access to and from Briley Parkway, granted to Metro by instrument of record in Book 3911, page 65, Register's Office for Davidson County, Tennessee.

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 Robert E. Baker, Trustee the bargainor, with whom I am personally acquainted, and who acknowledged that he, being so authorized to do executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26 day of June, 1975.

John G Dack
NOTARY PUBLIC

JOHN G. DACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 23 May 1977

JUN30'75	CONV	*	.00 400,000.00	
JUN30'75	S'TAX		A* 1,040.00	
JUN30'75	PR'FEE		A* .50	
JUN30'75	W'DEED		A* 4.00	* 1,044.50