This instrument prepared by: Thomas E. Stewart, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARSON C. DRIVER, JR., ET AL		M. 9
(NAME) 118 EMMITT	(NAME) same	P. 37-
(STREET ADDRESS OR ROUTE NUMBER) MADISON TN	(STREET ADDRESS)	38 pt
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND 00/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

WHITE'S CREEK BANK & TRUST COMPANY, TRUSTEE,

have bargained and sold, and by these presents do transfer and convey unto the said CARSON C. DRIVER, JR., 80% partner; JACK DARYL DRIVE, 10% partner; and CELIA DRIVER ELLIS, 10% partner; d/b/a BERKLEY HILLS APARTMENTS, a ~~partnership, their successors,~~ *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being two parcels of land in the First Councilmatic District of Davidson County, Tennessee, known as Tract No. 1 and Tract No. 2 per a survey by C. E. Greek, III, License No. 8536, dated July 15, 1974, and being more particularly described as follows:

TRACT NO. 1: Beginning at a point, this point being an iron spike driven in the centerline of Wilkinson Road in the center of a concrete culvert, this point being approximately 3,257 feet north of the intersection of Morgan Road and Wilkinson Road; thence leaving Wilkinson Road and bounded by the E. C. Winter's property the following 21 calls: N 52° 5' W 42.08 feet to a point in the center of a branch; thence the following 11 calls will follow this branch: S 50° 21' W 176.09 feet to an iron pin; thence S 52° 26' W 274.24 feet to an iron pin; thence N 72° 50' W 136.13 feet to a point; thence S 62° 23' W 67.92 feet to an iron pin; thence S 9° 43' W 178.78 feet to an iron pin; thence S 28° 38' W 163.70 feet to an iron pin; thence S 52° 9' W 162.85 feet to an iron pin; thence S 34° 17' W 289.52 feet to an iron pin; thence S 25° 44' W 327.98 feet to an iron pin; thence S 35° 8' W 63.20 feet to an iron pin; thence S 2° 57' E 66.18 feet to a point marked in the center of the branch; thence leaving the branch N 77° 48' W 86.12 feet to a tree; thence S 40° 1' W 12.44 feet to the tree; thence N 77° 21' W 25.51 feet to a tree; thence N 75° 21' W 123.98 feet to an iron pin; thence N 87° 1' W 465.33 feet to an iron pin; thence N 79° 14' W 301.66 feet to an iron pin; thence N 80° 35' W 438.77 feet to an iron pin; thence N 89° 31' W 120.91 feet to an iron pin; thence N 82° 22' W 544.37 feet to an iron pin; thence N 7° 35' E 2455.51 feet bounded by the State of Tennessee property to an iron pin; thence the following 11 calls bounded by the G. C. Armstrong property: N 87° 38' E 131.54 feet to an iron pin; thence N 79° 29' E 147.08 feet to an iron pin; thence N 80° 51' E 139.52 feet to an iron pin; thence S 79° 20' E 63.62 feet to a tree; thence N 77° 6' E 27.99 feet to a tree; thence N 46°

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 95,000.00

Affiant

Subscribed and sworn to before me, this the 24 day of September, 19 74

Notary Public

My commission expires: 2/25/77

(Affix Seal)

22' E 38.61 feet to a tree; thence S 54° 5' E 10.71 feet to a tree; thence N 68° 16' E 120.17 feet to an iron pin; thence N 70° 45' E 644.17 feet to an iron pin; thence N 80° 21' E 46.74 feet to an iron pin; thence S 80° 28' E 247.66 feet to an iron pin; thence the following 4 calls bounded by the P. Whited property: S 3° 51' W 798.54 feet to an iron pin; thence N 65° 48' E 467.14 feet to an iron pin; thence N 77° 52' E 396.30 feet to an iron pin; thence N 22° 4' E 192.42 feet to an iron spike in the center line of Wilkinson Road; thence along the center line of Wilkinson Road the following 9 calls: S 25° 53' E 92.82 feet to an iron spike; thence S 1° 20' W 104.24 feet to an iron spike; thence S 0° 22' E 92.53 feet to an iron spike; thence S 9° 56' E 277.86 feet to an iron spike; thence S 30° 2' E 160.53 feet to an iron spike; thence S 57° 33' E 334.43 feet to an iron spike; thence S 17° 6' E 123.03 feet to an iron spike; thence S 2° 36' E 235.96 feet to an iron spike; thence S 8° 16' E 130.28 feet to an iron spike in the center of a culvert, this being the point of beginning, and containing 152.94 acres, more or less.

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TRACT NO. 2: Beginning at a point this point being an iron spike driven in the center of a culvert on Wilkinson Road approximately on the center line of the Road, this point being approximately 3867 feet north of the intersection of Morgan Road and Wilkinson Road from this point following the approximate centerline of Wilkinson Road the following 8 calls: N 59° 40' W 245.83 feet to an iron spike; thence N 30° 2' W 160.53 feet to an iron spike; thence N 9° 56' W 277.86 feet to an iron spike; thence N 0° 22' W 92.53 feet to an iron spike; thence N 1° 20' E 104.24 feet to an iron spike; thence N 25° 53' W 92.82 feet to an iron spike; thence N 32° 20' W 153.45 feet to an iron spike; thence generally northeast along a stream of water in an irregular line through three iron pins 408.28 feet to an iron pin; thence N 80° 52' E 86.12 feet to an iron pin; thence N 63° 34' E 132.00 feet to an iron pin; thence N 76° 42' E 250.22 feet to an iron pin; thence N 87° 45' E 131.71 feet to a large iron pipe; thence S 12° 49' W 585.94 feet bounded by the D. Davenport property to a large iron pipe; thence the following 4 calls bounded by the W. K. Jones property: S 1° 48' E 441.72 feet to an iron pin; thence S 9° 44' W 288.54 feet to an iron pin beside a large oak; thence N 84° 17' W 233.82 feet to a point in the centerline of branch; thence S 18° 1' W 53.00 feet to an iron spike in the center of a culvert this point being the point of beginning, and containing 17.32 acres, more or less.

Being a portion of the same property conveyed to Howard G. Wilkinson from T. J. Wilkinson, Jr., per Deed Book 2031, page 628, Register's Office for Davidson County, Tennessee; Howard G. Wilkinson having since died testate, leaving the above described property in trust to White's Creek Bank & Trust Company of White's Creek, Tennessee, as Trustee, giving them full power to sell the same. Said Will and Trust instruments are recorded in Probate Court, Davidson County, Tennessee.

This is ( ) unimproved ( ) 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 grantees, their successors, *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.*, except as appears of record.

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 successors, *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 11th *day of* September, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

WHITE'S CREEK BANK & TRUST COMPANY, TRUSTEE

By: W. F. Beasley, President

Attest:
Kenneth T. Cobb
Cashier-Trust Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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.....*

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* W. T. Teasley, *with whom I am personally acquainted, and who, upon oath, acknowledged* him self *to be* President *of the* White's Creek Bank & Trust Company, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him self *as* President.

Witness my hand and seal, at office in Madison, Tennessee
this 11th *day of* September, *19* 74

Thomas E. Stewart
Notary Public

THOMAS E. STEWART NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires 2/25/78

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Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

AUG-15 CONV 95,000.00
AUG-15 ST TAX A* 247.00
AUG-15 PRTFEE A* .50
AUG-15 W'DEED A* 8.00 * 255.50

D09396

IDENTIF. REFERENCE T

AUG 1 3 30 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
WHITE'S CREEK BANK & TRUST COMPANY, TRUSTEE

TO
CARSON C. DRIVER, JR., ET AL