Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Frank S. King, Jr. & Robert L. Ballow	Same	11D 38400
24th Floor, First American Ctr.		33-125
Nashville, Tennessee 37238		

For and in Consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, Jones Enterprises, Inc. has bargained and sold, and by these presents does transfer and convey unto the said Frank S. King, Jr. and Robert L. Ballow, their heirs and assigns, certain tracts or parcels of land in Davidson County, Sumner County and Wilson County, State of Tennessee, described as follow, to-wit:

TRACT NO. 1:
A tract of land located in the 11th Civil District of Davidson County, Tennessee, described according to a survey by Turner Engineering Company, Inc. (File 5-71) dated October 3, 1975, as follows:
BEGINNING at an iron pin in concrete in the Westerly right-of-way of Graycroft Avenue, said iron pin being Northerly along said right-of-way 563.0' from the centerline of Apple Valley Road and proceeding as follows:

1. Leaving said right-of-way, North 52° 41' 13" West a distance of 270.0' to a point; thence,
2. South 37° 18' 47" West a distance of 378.0' to a point; thence,
3. North 52° 41' 13" West a distance of 236.32' to a point in the Easterly right-of-way of Woods Lake Drive right-of-way extended; thence,
4. With said extended right-of-way, South 31° 18' 47" West a distance of 116.31' to a concrete monument in said right-of-way as recorded in Primrose Acres, Section 2, Book 2900, Page 44, R.O.D.C.; thence,
5. Leaving said Easterly right-of-way, North 1° 40' 12" East a distance of 477.48' to an iron pin by post; thence,
6. North 1° 39' 29" West a distance of 145.0' to a point; thence,
7. North 84° 58' East a distance of 90.0' to a point; thence,
8. North 62° 40' East a distance of 134.0' to a point; thence,
9. North 26° 06' East a distance of 198.0' to a point; thence,
10. North 24° 25' West a distance of 168.0' to a point; thence,
11. North 63° 36' 41" West a distance of 240.0' to a point; thence,
12. North 10° 48' 08" East a distance of 306.33' to a point in the Northerly right-of-way of Hamblen Drive extended; thence,
13. With said right-of-way and a curve to the right having a radius of 445.47' a distance of 47.68' to a point; thence,
14. Continuing with said extended right-of-way, North 74° 34' 13" West a distance of 20.0' to a point; thence,
15. Leaving said extended right-of-way, North 15° 25' 47" East a distance of 139.0' to a point; thence,
16. North 45° 13' 48" West a distance of 98.08' to a point; thence,
17. North 6° 55' 29" West a distance of 291.20' to a point; thence,
18. North 5° 12' 43" West a distance of 952.49' to a point in the Easterly right-of-way of Interstate 65, passing through concrete monuments at distances of 76.52' and 356.73'; thence,
19. With said Easterly right-of-way of Interstate 65, North 38° 20' East a distance of 872.72 to a highway marker, passing through concrete monuments at distances of 435.22' and 817.64'; thence,
20. Leaving said right-of-way, South 51° 40' East a distance of 183.91' to a concrete monument in the centerline of Dry Creek and being in the South line of Gatewood Subdivision Section 3 of record in Book 4175, Page 49, R.O.D.C., said line passing through a highway marker at a distance of 25 feet; thence,
21. With said centerline of Dry Creek, South 21° 59' East a distance of 371.55' to a point in said centerline; thence,
22. Continuing, South 31° 22' East a distance of 300.0' to a point in the centerline of Dry Creek; thence,
23. South 35° 10' East a distance of 226.0' to a point in the centerline of Dry Creek; thence,
24. Continuing with the centerline of Dry Creek and with the South line of Gatewood Subdivision Section 1 of record in Book 3300, Pages 51 and 52 R.O.D.C. and with the South line of Gateway Subdivision Section 1 of record in Book 3300, Pages

39 and 40 a distance of 2140', more or less, to a point in said creek; thence,
25. With said creek, South 52° 52' 50" East a distance of 19.95' to a point in creek and being in the Northerly line of Primrose Meadows Section 1 of record in Book 4675, Page 18, R.O.D.C.; thence,

With the Northerly line of said subdivision the following calls:

26. South 89° 21' 30" West a distance of 422.87' to a concrete monument said line passing through a witness monument on the South side of Dry Creek at a distance of 64.27'; thence,
27. North 57° 41' 21" West a distance of 37.05' to a concrete monument; thence,
28. North 56° 45' 42" West a distance of 114.84' to a concrete monument; thence,
29. South 60° 07' West a distance of 136.0' to a concrete monument in the Easterly right-of-way of Connare Drive; thence,
30. With said right-of-way, North 29° 53' West a distance of 197.0' to a concrete monument; thence,
31. Leaving said Easterly right-of-way, South 60° 07' West a distance of 330.88' to a concrete monument, said line passing through a concrete monument in the Westerly right-of-way of Connare Drive at a distance of 50 feet; thence,
32. North 29° 53' West a distance of 78.07' to a concrete monument; thence,
33. South 81° 58' 30" West a distance of 350.95' to a concrete monument; thence,
34. South 29° 37' 09" West a distance of 183.90' to a concrete monument; thence,
35. South 24° 56' 27" East a distance of 335.11' to an iron pin in root; thence,
36. Leaving Primrose Meadows Section 1 and with the Northerly line of Primrose Meadows Section 2 (an unrecorded plat as of this date), South 38° 12' 07" West a distance of 177.75' to a concrete monument; thence,
37. South 29° 53' 00" East a distance of 160.0' to a concrete monument in the Northerly right-of-way of Graycroft Avenue; thence,
38. With said right-of-way and a curve to the left having a radius of 709.13' a distance of 134.70' to a concrete monument; thence,
39. Leaving said right-of-way and with a radius turnout to the right of 25.0' a distance of 37.57' to a concrete monument; thence,
40. South 45° 19' 29" West a distance of 50.0' to a concrete monument; thence,
41. With a radius turnout to the right of 25.0' a distance of 37.57' to a concrete monument in the Northerly right-of-way of Graycroft Avenue; thence,
42. With said right-of-way and a curve to the left having a radius of 709.13' a distance of 50.86' to a concrete monument; thence,
43. Continuing with said right-of-way, South 37° 18' 47" West a distance of 302.06' to the point of beginning and containing 88.044 acres, more or less, as per survey by Turner Engineering Company dated October 3, 1975.

INCLUDED in the above description are various TVA transmission line easements as shown on the accompanying survey plat.

THE Metropolitan Water and Sewer Department has determined that there shall be a 21-inch sewer trunk line through this property when it is developed to serve this tract and properties to the South and West of this tract. Jones Enterprises retains the right to tie into this trunk sewer system through a 20-foot easement at various locations in order to serve their Primrose Meadows Sections 1 and 2 and their remaining properties adjacent to this tract. The location of this 21-inch trunk sewer is not known at this time.

BEING part of the property conveyed to Jones Enterprises, Inc. by deed from J. J. Woods and wife, Lilla L. Woods, of record in Book 4577, Page 866, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

A tract of land located in the Fifth Civil District of Sumner County, Tennessee, described according to a survey by Turner Engineering Company, Inc., (File 20-74) dated October 20, 1975, as follows:

FROM a concrete monument in the West right-of-way of the L & N Railroad, said monument being the Southwest corner of Colonial Acres Section 6 of record in Book 6, Page 44, R.O.S.C.; thence North 88° 27' 22" East a distance of 77.83' to an iron pin in the East right-of-way of the L & N Railroad and being the point of beginning.

1. Leaving the East right-of-way of the L & N Railroad, along the South margin of the Bedford Jones property, North 88° 27' 22" East a distance of 892.13' to a 38" hackberry; thence,
2. Along the high water line of U. S. Government Tract C-303, Old Hickory Reservoir, South 32° 00' West a distance of 332.0' to an iron pin; thence,
3. South 40° 20' West a distance of 1212.0' to an iron pin; thence,
4. North 1° 00' West a distance of 150.0' to an iron pin; thence,
5. North 61° 45' West a distance of 420.0' to an iron pin; thence,
6. South 28° 30' West a distance of 135.0' to an iron pin; thence,
7. South 56° 10' East a distance of 295.0' to an iron pin; thence,
8. South 12° 45' West a distance of 230.0' to an iron pin; thence,
9. South 39° 00' West a distance of 600.0' to an iron pin; thence,

10. South 9° 00' West a distance of 400.0' to an iron pin; thence,
11. South 45° 30' West a distance of 525.0 to an iron pin in the extreme Southwest corner of the herein described tract; thence,
12. Leaving U. S. Government property, North 76° 40' West a distance of 474.02' to an iron pin in the East right-of-way of the L & N Railroad; thence,
13. Around a curve to the left having a radius of 6623.93' a distance of 1456.52' to an iron pin; thence,
14. Continuing along said right-of-way, North 29° 42' 27" East a distance of 1478.3' to an iron pin and the point of beginning.

SAID tract contains 33.826 acres, more or less, as per survey by Turner Engineering Company dated October 21, 1975.

INCLUDED in the above described tract are four sewer easements, the center lines being described as follows:

Easement No. 1: Beginning at a point which is North 9° 00' East a distance of 51.38 feet from the iron pin described in call #10 and running North 54° 03' West a distance of 460.7' to a point in the East right-of-way of the L & N Railroad; said easement being 5 feet either side of said center line making a total easement width of 10 feet.

Easement No. 2: Beginning at a point which is South 12° 45' West a distance of 35.4' from the iron pin described in call #7 and running North 2° 03' West a distance of 54.4' to a point being North 56° 10' West a distance of 11.2' from the iron pin described in call #7; said easement being 5 feet either side of said center line making a total easement width of 10 feet.

Easement No. 3: Beginning at a point which is North 28° 30' East a distance of 23.3' from the iron pin described in call #6 and running North 34° 40' West a distance of 29.5' to a point in the East right-of-way of the L & N Railroad; said easement being 5 feet either side of said center line making a total easement width of 10 feet.

Easement No. 4: Beginning at a point which is North 28° 30' East a distance of 32.5' from the iron pin described in call #6 and running North 53° 09' West a distance of 21.8' to a point; thence, North 30° 08' East a distance of 126.9' to a point; thence, North 29° 26' East a distance of 350.17' to a point; thence, North 60° 18' West a distance of 9.3' to a point in the East right-of-way of the L & N Railroad; said easement being 5 feet either side of said center line making a total easement width of 10 feet.

BEING part of the property conveyed to Jones Enterprises, Inc. by deed from Elizabeth Branch Shute Leftwich, Mary Shute Loree and John Donelson Shute, of record in Book 250, Page 549, Register's Office for Sumner County, Tennessee.

TRACT NO. 3:

A certain tract or parcel of land in the 10th Civil District of Wilson County, Tennessee, described as follows:

BEGINNING at a point in the Easterly margin of Mayfair Drive, said point of beginning being in the Northerly margin of Section V, Hallcroft Estates, and the most Southwesterly corner of the property to be described; thence North 3° 27' East 229.65 feet to a point in the Lea property; thence with same South 86° 24' East 430 feet to the Southeasterly corner of the Lea property; thence continuing with said Lea property North 2° 16' East 1750.20 feet to a point in the Glenn Thackston line, said point being the Northeasterly corner of the aforesaid Lea property; thence with the Thackston property South 88° 51' 30" East 623.11 feet to a point, the Southeast corner of the Glenn Thackston tract; thence North 1° 16' 30" East 1464.10 feet to a point in the Nathan Walker tract; thence with same South 87° 2' East 626.46 feet to a point in the Lloyd Anderson and Weaver Moore tract; thence with same South 3° 52' West 3488.85 feet, passing the Anderson and Moore corners and continuing with the Ralph Denny property to a point; thence North 85° 56' West 1562.20 feet with the Northerly line of Section V, Hallcroft Estates to the point of beginning, and containing 75.51 acres, according to a survey by Parrish Engineers, dated September, 1967.

ALL right, title and interest is conveyed in the right-of-way from Ruthland Lane to the above described property, which is the way of ingress and egress to and from said described tract of land.

A right-of-way 12 feet wide, running from the Hartsville Turnpike to the Southeast corner of the aforesaid property, said right-of-way running along the North side of J. H. Grissim's present line.

THIS conveyance is subject to easement of Lebanon, Tennessee, for water line, see Book 98, Page 319, Register's Office, Wilson County, Tennessee.

INCLUDED but excluded from the above described tract is Section 1 of Lea Estates as recorded in Plat Book 6, Page 64, and Section 2 of Lea Estates as recorded in Plat Book 8, Page 4, Register's Office of Wilson County, Tennessee, and being more particularly described together as follows:

BEGINNING at a point in the Easterly margin of Mayfair Drive, said point of beginning being in the Northerly margin of Section V, Hallcroft Estates, and the most Southwestern corner of the property to be described, thence; N 3° 27' East a distance of 229.65' to a point in the Lea property, thence; with same S 86° 24' E

a distance of 430' to the Southeasterly corner of the Lea property, thence; with property line N 2° 16' E a distance of 25.67' to a point, thence; N 2° 03' E a distance of 558.22' to a point, thence; S 87° 10' E a distance of 133.33' to a point in the right-of-way of Knoll Lane, thence; with the Westerly right-of-way of Knoll Lane, in a Northerly direction with a 1735.00' radius curve to the left a distance of 33.54' to a point, thence; S 88° 08' E a distance of 162.35' to a point; thence; N 46° 15' E a distance of 42.00' to a point, thence; S 86° 12' E a distance of 515.00' to a point; thence; S 3° 48' W a distance of 265.00' to a point, thence; S 7° 31' E a distance of 76.49' to a point, thence; S 86° 12' E a distance of 135.00' to a point in the center line of Raden Drive, thence; N 3° 48' E a distance of 5.00' to a point in same, thence; S 86° 12' E a distance of 158.0' to a point in the Ralph Denny property line, thence; S 3° 06' W a distance of 300.02' to a point, said point being the corner of Section 1 and 2 of Lea Estates, thence; S 3° 52' W a distance of 256.80' to a point, said point being on the Northerly margin of Section V, Hallcroft Estates, thence; with said margin, N 85° 56' W a distance of 1562.20' to the point of beginning and containing 22.76 acres more or less.

BEING part of the property conveyed to Jones Enterprises, Inc. by deed from Edward R. Lea and wife, Ruby E. Lea, of record in Book 178, Page 367, Register's Office for Wilson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,200,000.00.

Affiant

Sworn to and subscribed before me
this the 31st day of October,
197[illegible]

Notary Public

My Commission Expires: Jan. 29, 1977

---

unimproved (X)
This is improved( ) property, known as _____

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 Grantor does covenant with the said Grantees 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.

And Grantor does further covenant and bind itself/its heirs and representatives, to warrant and defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 31st day of October, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JONES ENTERPRISES, INC.

By: Ralph L. Jones, Jr.
Vice-President

STATE OF TENNESSEE)
COUNTY OF Davidson)

BOOK 4567 PAGE 113

Before me, Sharon Elizabeth Smith, a Notary Public of the State and County aforesaid, personally appeared Ralph T. Jones Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice-President of the Jones Enterprises, Inc., the within named bargainor, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of October, 1975.

Sharon Elizabeth Smith
Notary Public

NOTARY PUBLIC SHARON ELIZABETH SMITH DAVIDSON COUNTY, TENNESSEE

My Commission Expires:

Jan 29, 1977

D 2 2 5 2 2

IDENTIF. REFERENCE

OCT 31 3 48 PM '75

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

OCT31 75 CONV * $ 1,200,000.00
OCT31 75 S'TAX A* 3,120.00
OCT31 75 PR'FEE A* .50
OCT31 75 W'DEED A* 10.00 * 3,130.50