This instrument prepared by:
Lawrence Dortch, Attorney
1200 American Trust Building
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4973 PAGE 908

The actual consideration or value, whichever is greater, for this transfer is $ 400,000.00

Doug W. Pickens
Affiant

Sworn to and subscribed before me this 8th day of November, 1975.

Lillian O. Dunning
Notary Public

My commission expires: 1/29/77
(Affix Seal)

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
E. WARNER BASS 1720 CHICKERING ROAD NASHVILLE, TENN. 37215	SAME	158 1 pt

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Thousand Dollars ($400,000) of which $98,000 is paid in cash, and for the balance Grantees have executed two promissory notes of even date herewith; one in the amount of $242,000 and the second in the amount of $60,000, I, CHARLOTTE V. WILLIAMS, have bargained and sold and by these presents do transfer and convey unto E. WARNER BASS and wife, MARGARET GREGORY BASS, their heirs and assigns, certain real estate in the Seventh Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at the northwest corner of the George T. Hicks et ux. property of record in Book 2297, page 317, Register's Office for Davidson County, Tennessee; thence south 2° 03' west 12.50 feet to a concrete monument; thence north 86° 27' west 330.50 feet to a concrete post; thence north 3° 15' east 1069.77 feet to a set iron pin; thence south 82° 09' east 722.79 feet to a set iron pin; thence north 29° 20' 30" east 226.61 feet to a set iron pin; thence north 21° 37' east 49.42 feet to a set iron pin; thence north 1° 22' 45" east 221.81 feet to a set iron pin; thence north 6° 05' east 359.71 feet to a set iron pin; thence south 85° 20' 45" east 182.58 feet to an iron pin in concrete; thence south 3° 44' west 672.46 feet to a point; thence south 3° 36' 45" west 469.70 feet to an iron pin; thence south 2° 38' 45" west 685.50 feet passing through an existing corner post to an old corner post; thence north 86° 46' 45" west 697.11 feet to the point of beginning, the same containing approximately 28 acres,

more or less, as shown by a boundary survey prepared by James L. Murphy, Jr. and dated August 1975, to which reference is here made.

There is also conveyed herewith a perpetual easement 25 feet in width for a roadway for ingress and egress to this land, running from the west side of the above described land to Chickering Road, as described in the deed conveying said land and other land to Mrs. Ralph Walker, Miss Rose Sawyer, et al., recorded in Book 2297, page 447, R.O.D.C., Tennessee, but modified as to the exact location by decree of the Chancery Court of Davidson County, Tennessee, entered in Minute Book 77, page 63, of the Chancery Court of Davidson County in the case of Joe D. Williams v. Mrs. Ralph T. Walker et al., Rule No. 87774; which decree is of record in Book 3962, page 672, R.O.D.C., Tennessee, to which reference is here made for a more definite description.

Being part of the land and the same easement as conveyed to Grantor by deed of Carolyne Sawyer Walker and Rose Lee Sawyer dated November 22, 1965, of record in Book 3961, page 747, Register's Office of Davidson County, Tennessee.

This is improved property known as 1720 Chickering Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said land and easement with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever.

I covenant that I am lawfully seized and possessed of said real estate and easement in fee simple, have a good right to convey them and that the same are unencumbered except for easements of record and 1975 taxes which are to be prorated.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land and easement to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

There is retained by the Grantor a tract of land of approximately fifteen and one-half (15-1/2) acres (Retained Land) which lies adjacent to and immediately to the north of the tract of land conveyed herein, and which is not included within the description of the land conveyed to Grantees. In

order for Grantor to have access of ingress and egress to and from said Retained Land, there is hereby retained unto the Grantor, her heirs and assigns, an easement for ingress and egress by automotive travel and otherwise in, on and over the land and easement conveyed herein, the same to be perpetual and run with the land unless released by the Grantor, her heirs, personal representatives and assigns. Said retained easement is described as follows:

An easement 25 feet in width in, on and over the easement granted herein, to which reference is here made for a more accurate description thereof. Said easement runs from the easterly margin of Chickering Road and terminates at the southwest corner of the tract of land conveyed herein. Said easement reserved herein then narrows and continues by following the present driveway serving the property conveyed herein in a northerly direction to a point where said driveway turns in a northeasterly direction which is at a point approximately 290 feet from the southerly boundary of the Retained Land. At that point, said easement leaves said driveway and runs north 4° 32' 30" west 291.75 feet to the southerly margin of the Retained Land; thence south 82° 09' east 15 feet to a point; thence south 4° 32' 30" east 289.01 feet to a point in the easterly margin of said driveway where the same turns in a northeasterly direction; thence with a straight line approximately 15 feet to the point of beginning.

Anything herein to the contrary notwithstanding, said easement reserved herein shall be limited to residential driveway purposes and for the use of not more than two residences to be located on the Retained Land, and same shall terminate if Grantor, her heirs and assigns, obtains another means of ingress and egress to the Retained Land that reasonably serves said Retained Land, and utilizes such means for the purpose of ingress and egress.

In such event, and upon request, Grantor, her heirs and assigns, will execute a release suitable for recording.

JOE D. WILLIAMS, husband of the Grantor, joins herein for the purpose of waiving any claim he may have to the property and easement conveyed herein.

EXECUTED this 21st day of November, 1975.

Charlotte V. Williams
CHARLOTTE V. WILLIAMS

JOE D. WILLIAMS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lillian C. Ingram a Notary Public in and for said County and State, the within named JOE D. WILLIAMS and wife, CHARLOTTE V. WILLIAMS, 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 21st day of November, 1975.

Lillian C. Ingram
Notary Public

My commission expires: 1/29/77

D 25681

TO [illegible] REFERENCE

Nov 24 2 13 PM '75

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

[illegible] CONV * [illegible]
[illegible] S TAX 1,013.00
[illegible] STATE .50
[illegible] CLERK 2.00 * 1,015.50