This Instrument Prepared By:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

BOOK 5070 PAGE 295

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCELS NOS.:
First American National Bank of Nashville First American Center Nashville, Tennessee 37237	-SAME-	118 384.00 Davidson Co. 33-125 Sumner Co. Wilson Co.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration receipt of all of which consideration is hereby acknowledged, Grantors, Frank S. King, Jr. and Robert L. Ballow, have bargained and sold, and by these presents do transfer and convey unto FIRST AMERICAN NATIONAL BANK OF NASHVILLE, the Grantee herein, its successors and assigns, certain tracts or parcels of land in Davidson County, Sumner County and Wilson County, State of Tennessee, described in Exhibits A, B and C which are attached hereto and incorporated herein by reference.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And we do covenant with the Grantee, its successors and assigns, forever. And we do covenant with the said Grantee 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 noted in the public records. Except as herein mentioned, 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 Grantee, its successors and assigns against the claims of all persons, whomsoever, making claim to any interest in said property by or through Grantors.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The wives of the Grantors have joined in this conveyance for purposes of relinquishing and conveying to Grantee any and all interest whatsoever which they may have in the property herein conveyed.

RECORDER'S MEMO
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WITNESS our hands as of the 17th day of September, 1976.

FRANK S. KING, JR.

Mary B. King

ROBERT L. BALLOW

Betty J. Ballow

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Sharon Elizabeth Smith a Notary Public in and for said County and State, the within named Frank S. King, Jr. and wife, Mary B. King, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument (SPECIAL WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal at Nashville, this 17th day of September, 1976.

Sharon Elizabeth Smith
Notary Public

My Commission Expires: 1-20-77

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Sharon Elizabeth Smith, a Notary Public in and for said County and State, the within named Robert L. Ballow and wife, Betty J. Ballow, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument (SPECIAL WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of September, 1976.

Sharon Elizabeth Smith
Notary Public

My Commission Expires: 1-20-77.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for the transfer or value of the property described in Exhibit A(Davidson County) (whichever is greater) is $643,464.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 14th day of September, 1976.

Notary Public

My Commission expires: May 10 1980

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for the transfer or value of the property described in Exhibit B (Sumner County) (whichever is greater) is $548,136.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 14th day of September, 1976.

Notary Public

My Commission expires: May 10 1980

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for the transfer or value of the property described in Exhibit C (Wilson County) (whichever is greater) is $132,400.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 14th day of September, 1976.

Notary Public

My Commission Expires: May 10 1980

A tract of land located in the 11th Civil District of Davidson County, Tennass 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 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 ri 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. 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 47 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 dist 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 monument 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 l of Gatewood Subdivision Section 3 of record in Book 4175, Page 49, R.O.D. said line passing through a highway marker at a distance of 25 feet; then
21. With said centerline of Dry Creek, South 21° 59' East a distance of 371.5 to a point in said centerline; thence,
22. Continuing, South 31° 22' East a distance of 300.0' to a point in the cen line of Dry Creek; thence,
23. South 35° 10' East a distance of 226.0' to a point in the centerline of D Creek; thence,
24. Continuing with the centerline of Dry Creek and with the South line of Ga Subdivision Section 1 of record in Book 3300, Pages 51 and 52 R.O.D.C. an the South line of Gateway Subdivision Section 1 of record in Book 3300, P 39 and 40 a distance of 2140', more or less, to a point in said creek; th
25. With said creek, South 52° 52' 50" East a distance of 19.95' to a point i creek and being in the Northerly line of Primrose Meadows Section 1 of re 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 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; thenc
28. North 56° 45' 42" West a distance of 114.84' to a concrete monument; then
29. South 60° 07' West a distance of 136.0' to a concrete monument in the Eas right-of-way of Connare Drive; thence,
30. With said right-of-way, North 29° 53' West a distance of 197.0' to a conc monument; thence,
31. Leaving said Easterly right-of-way, South 60° 07' West a distance of 330. to a concrete monument, said line passing through a concrete monument in 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; then

EXHIBIT A

RECORDER'S MEMO:
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34. South 29° 27' 09" West a distance of 163.90' to a concrete monument; then
35. South 24° 56' 27" East a distance of 335.11' to an iron pin in root; then
36. Leaving Primrose Meadows Section 1 and with the Northerly line of Primros 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' 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' 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 conc 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' distance of 50.86' to a concrete monument; thence,
43. Continuing with said right-of-way, South 37° 18' 47" West a distance of 3(to the point of beginning and containing 88.044 acres, more or less, as pe survey by Turner Engineering Company dated October 3, 1975.

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

THE Metropolitan Water and Sewer Department has determined that there shall be 21-inch sewer trunk line through this property when it is developed to serve th 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 easemer 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 same property conveyed to Frank S. King, Jr. and Robert L. Ballow, by deed from Jones Enterprises, Inc., of record in Book 4967, page 109, Register's Office for said County.

The within conveyance is subject to the following:

1. Taxes for 1976, a lien, but not yet due and payable. (Field Book No. 11D-38400)

2. Deed of trust executed by Jones Enterprises, Inc., et al, to J. O. Bass, Trustee, dated May 21, 1974, filed July 11, 1974, and recorded in Book 4833, page 464, Register's Office for Davidson County, Tennessee, to secure to First American National Bank of Nashville, the payment of a note for $3,277,612.13, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein.

3. Deed of trust executed by Frank S. King, Jr. and Robert L. Ballow, to William K. Beasley, Trustee, dated October 31, 1975, and recorded in Book 4967, page 114, Register's Office for Davidson County, Tennessee, to secure to First American National Bank of Nashville, the payment of a note for $1,430,600.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein.

4. Easement for transmission line granted United States of America, by F. M. Bass and wife, by instrument of record in Book 1153, page 652, Register's Office for Davidson County, Tennessee.

5. A permanent easement and right-of-way for transmission line purposes was granted United States of America, by instrument of record in Book 3223, page 325, Register's Office for Davidson County, Tennessee.

6. A permanent easement and right-of-way for transmission line purposes was granted United States of America, by instrument of record in Book 3223, page 327, Register's Office for Davidson County, Tennessee.

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tract of land located in the Fifth Civil District of Sumner County, Tennessee described according to a survey by Turner Engineering Company, Inc., (File 20-7 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' t an iron pin in the East right-of-way of the L & N Railroad and being the point beginning.

1. Leaving the East right-of-way of the L & N Railroad, along the South margi 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 South west 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. 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 Enginee Company dated October 21, 1975.

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

Easement No. 1: Beginning at a point which is North 9° 00' East a distance of East 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; s easement being 5 feet either side of said center line making a total easement w 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 sa 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; sa 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 same property conveyed to Frank S. King, Jr. and Robert L. Ballow, by deed from Jones Enterprises, Inc., of record in Deed Book 359, page 213, Register's Office for Sumner County, Tennessee.

The within conveyance is subject to the following:

1. Deed of Trust executed by Frank S. King, Jr. and Robert L. Ballow to William Beasley, Trustee, of record in Land Mortgage Book 306, page 347, said Registe Office, to secure to First American National Bank of Nashville the payment of one note dated September 10, 1975, in the original principal amount of $1,430,600.00, payable one year from date with interest at the rate of 8% per annum with said interest payable in advance.

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EXHIBIT B

Cont'd

Deed of Trust executed by Jones Brothers, Inc. & Jones Enterprises, Inc., both Tennessee corporations, to T. T. Bass, Trustee, dated May 21, 1974, filed July 15, 1974, and recorded in Land Mortgage Book 293, page 499, Register's Office for Sumner County, Tennessee, to secure to First American National Bank of Nashville, the payment of a note for $3,277,612.13, payable as therein specified.

3. All taxes for 1976, a lien, but not yet due and payable.

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EXHIBIT B cont'd

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" E. 623.11 feet to a point, the Southeast corner of the Glenn Thackston tract; the North 1° 16' 30" East 1464.10 feet to a point in the Nathan Walker tract; then 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 t 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 Secti 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 La to the above described property, which is the way of ingress and egress to and from said described tract of land.

THIS conveyance is subject to easement of Lebanon, Tennessee, for water line, Book 98, Page 319, Register's Office, Wilson County, Tennessee.
INCLUDED but excluded from the above described tract is Section 1 of Lea Estat as recorded in Plat Book 6, Page 64, and Section 2 of Lea Estates as recorded 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 th most Southwestern corner of the property to be described, thence; N 3° 27' East distance of 229.65' to a point in the Lea property, thence; with same S 86° 24' a distance of 430' to the Southeasterly corner of the Lea property, thence; wit 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 lef 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' 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 distance of 135.00' to a point in the center line of Raden Drive, thence; N 3° E a distance of 5.00' to a point in same, thence; S 86° 12' E a distance of 158 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 Estat 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 8 56' W a distance of 1562.20' to the point of beginning and containing 22.76 acr more or less.

BEING part of the same property conveyed to Frank S. King, Jr. and Robert L. Ballow, by deed from Jones Enterprises, Inc., of record in Deed Book 284, page 105, Register's Office for Wilson County, Tennessee.

The within conveyance is subject to the following:

1. Deed of Trust executed by Frank S. King, Jr. and Robert L. Ballow, to William K. Beasley, Trustee, of record in Trust Deed Book 369, page 495, said Register's Office, to secure to First American National Bank of Nashvill the payment of one note dated September 10, 1975, in the original principal amount of $1,430,600.00, payable one year from date with interest at the rate 8% per annum, said interest to be paid in advance.

2. Deed of Trust executed by Jones Homes, Inc. and Jones Enterprises, Inc. to J. O. Bass, Trustee, dated May 21, 1974, filed July 23, 1974, and recorded in Trust Deed Book 348, page 156, Register's Office for Wilson County, to secure to First American National Bank of Nashville the payment of a note for $3,277,612.13, payable as therein specified.

3. All taxes for 1976, a lien, but not yet due and payable.

EXHIBIT C

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4. Easement of Lebanon, Tennessee for water line of record in Book 93, page 318, Register's Office for Wilson County, Tennessee.

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

D 68851

IDENTIF. REFERENCE

SEP 20 4 23 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

SEP 20 76 CONV * 1,524.00 00
SEP 20 76 S'TAX B* 3,442.40
SEP 20 76 PR'FEE B* .50
SEP 20 76 W'DEED B* 18.00 * 3,460.90

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