THIS INSTRUMENT WAS PREPARED BY
BASS, BERRY & SIMS, ATTORNEYS
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

Name and Address of Grantee:	Send Tax Bills to:	Map Parcel Number:
WATER-BOGGAN MANAGEMENT, INC. Suite 618, 5100 Poplar Avenue Memphis, Tennessee 38137	New Owner	62 P/O 5.00

BOOK 5090 PAGE 237

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Thousand Eight Hundred Dollars ($320,800.00) cash in hand paid by WATER-BOGGAN MANAGEMENT, INC., the Grantee, receipt of which is hereby acknowledged, DONOVAN CONSTRUCTION COMPANY OF MINNESOTA, a Minnesota corporation, with its principal office in St. Paul, Minnesota, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey unto WATER-BOGGAN MANAGEMENT, INC., its successors and assigns the following described property in Metropolitan Nashville, Davidson County, Tennessee, to wit:

Being a 4.01, more or less, acre tract of land lying in the 15th Councilmanic District of Davidson County, Tennessee. Said tract further described as being a portion of the Donovan Construction Company property as of record in Book 4627, page 396, Register's Office of Davidson County, Tennessee.

Beginning at a point lying on the southerly margin of Elzie Miller Road, said point further described as lying 2,087.09 feet east of the easterly right-of-way of Pennington Bend Road, and as being the northwest corner of the Etta W. Fox and Archie W. Conrad, Jr. property as of record in Book 3431, page 557, Register's Office of Davidson County, Tennessee; thence leaving the said southerly margin of Elzie Miller Road and running with the westerly line of the Etta W. Fox and Archie W. Conrad property south 24 degrees 30 minutes west a distance of 589.64 feet to a point; Thence leaving the said westerly line of Etta W. Fox and Archie W. Conrad, Jr. property north 78 degrees 15 minutes west a distance of 272.12 feet to a point; thence north 24 degrees 30 minutes east a distance of 714.56 feet to a point lying on the southerly margin of Elzie Miller Road; thence running with the said southerly margin of Elzie Miller Road in an easterly direction around a curve, having a radius of 1051.35 feet, a distance of 274.00 feet to the point of beginning, containing 4.01, more or less, acres.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said WATER-BOGGAN MANAGEMENT, INC., its successors and assigns, in fee simple forever.

Grantor covenants that it is lawfully seized and possessed of said tract or parcel of land, has a good right to convey it, and the same is unencumbered except by a land use contract executed as of the 25th day of October, 1976 by DONOVAN CONSTRUCTION COMPANY OF MINNESOTA, the Grantor herein, and Donald W. Pemberton and R. L. Kirkpatrick, which land use contract is of record in Book 5090 page 226, Register's Office for Davidson County, Tennessee; and by taxes for the year 1976 which are pro rated as of the date of this Deed by Grantor paying to Grantees its pro rata part of said taxes, and Grantees assuming and agreeing to pay said taxes when due; and by any and all applicable zoning and building code restrictions.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said WATER-BOGGAN MANAGEMENT, INC., its successors and assigns, against the lawful claims of all persons whomsoever.

In further consideration of the cash payment hereinbefore recited, Grantor does hereby give, grant, and convey unto the said WATER-BOGGAN MANAGEMENT, INC. its successors and assigns, a perpetual right and easement to construct and maintain across and upon that portion of the hereinafter described land of the Grantors an underground sewer and water line, described as follows:

> Being a 20 foot sewer and water utility easement the centerline of which is more particularly described as follows:
>
> Beginning at a point in the southerly line of the property as of record in Book 3035, page 491, said point being 157 feet, more or less,

westwardly from the southwest corner of the Etta W. Fox and Archie W. Conrad, Jr. property as of record in Book 3431, page 557, thence north 5 degrees 30 minutes 35 seconds east a distance of 345.04 feet, more or less, to a point, said point being the southwest corner of the property conveyed in fee simple to Grantees by this instrument.

The 20 foot sewer and water utility easement being measured 10 feet either side of the above-described centerline and containing 0.16 more or less, acres.

Grantor does hereby grant to the Grantee, its successors or assigns the right to go upon said land whenever the same is reasonably necessary for the purpose of inspecting, maintaining and repairing said sewer and water line; provided, however, that in the constructing, maintaining and repairing of such sewer and water line, the Grantee named herein, its successors and assigns shall remove all surplus earth, make level the surface of the ground above said sewer line and interfere as little as is reasonably possible with any plants, fences or other improvements upon the land of the Grantor.

To have and to hold said easement to the said WATER-BOGGAN MANAGEMENT, INC., and its successors in title; it being agreed that the right and easement hereby granted is appurtenant to and runs with the land herein conveyed in fee simple to the Grantee.

In testimony whereof, the said DONOVAN CONSTRUCTION COMPANY OF MINNESOTA has caused this instrument to be executed by its duly authorized officers on the day and date first above written.

DONOVAN CONSTRUCTION COMPANY
OF MINNESOTA

By: _____
President

ATTEST: _____
M. C. HOOGESTEGER
Secretary

* $ 324.50
B* 54.00
B* .50
B* 8.00 * 342.53

BOOK 5030 PAGE 240

STATE OF MINNESOTA)
) ss.:
COUNTY OF RAMSEY

Before me, Ruth Kreie, a Notary Public within and for the State and County aforesaid, personally appeared John Donovan, with whom I am personally acquainted and who upon oath acknowledged himself to be the President of DONOVAN CONSTRUCTION COMPANY OF MINNESOTA, and 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 the said John Donovan as such President.

WITNESS my hand and official seal at office at St. Paul, Minnesota, this 16th day of November, 1976.

Ruth Kreie
Notary Public

My Commission Expires:
RUTH KREIE
Notary Public, Ramsey County, Minn.
My Commission Expires March 24, 1980

FILED & REGISTERED
DAVIDSON COUNTY, TENN.
Nov 22 3 57 PM '76
IDENTIF. REFERENCE

D 78161

State of Tennessee:
County of Davidson:

The actual consideration or value whichever is greater for this transfer is $320,800.

Subscribed and sworn before me a notary public this 22nd day of November, 1976.

Robert J. Walker
NOTARY PUBLIC AT LARGE

Commission expires 3-5-77