BOOK 5098 PAGE 493

This instrument was prepared by
...S..I AND SHORT, Attorneys
...urt Square Building
Nashville, Tennessee

## WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Harry M. Rowland & William J. Gregg | SAME | 142-177 |
| (NAME:) 2500 - 21st Avenue South | (NAME:) | |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TENN 37212 | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* TEN and no/100 ($10.00) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - *DOLLARS* and other good and valuable considerations, the receipt of which is hereby acknowledged,

DEC20-76 CONV 91,356.00
DEC20-76 S'TAX B* 237.64
DEC20-76 PR'FEE B* .50
DEC20-76 W'DEED B* 8.00 * 246.14

I, HARRY M. ROWLAND, TRUSTEE,

*have bargained and sold, and by these presents do transfer and convey unto the said* HARRY M. ROWLAND and WILLIAM J. GREGG, PARTNERS d/b/a RETIREMENT HOUSING SERVICES, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land located in the 2nd Civil District of Davidson County, Tennessee, being a portion of Deer Lake, a Retirement Community, a plan of which is of record in Book 5050, page 28 & 29, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument in the north right-ofway of U.S. 70-S, said monument being 42 feet from the center line of said highway and also being in the southeast intersection of U.S. 70-S and Hicks Road and proceeding as follows: North 41° 41' 38" west a distance of 51.9 feet to a concrete monument in the east right-of-way of Hicks Road and being 25 feet from the center line of said road; thence with the easterly right-of-way of Hicks Road, North 4° 34' 36" East a distance of 571.41 feet to a concrete monument; thence continuing with said right-of-way and a curve to the left having a radius of 979.87 feet a distance of 82.23 feet to a point; thence leaving said right-of-way, North 78° 38' east a distance of 130.44 feet to a point; thence North 41° 50' East a distance of 85.0 feet to a point; thence North 13° 12' East a distance of 62.0 feet to a point; thence North 57° 08' East a distance of 87.0 feet to a point; thence North 11° 36' West a distance of 78.0 feet to a point; thence North 61° 00' East a distance of 64.0 feet to a point; thence North 89° 40' East a distance of 107.0 feet to a point; thence South 55° 06' East a distance of 98.0 feet to a concrete monument; thence South 41° 35' West a distance of 184.0 feet to a concrete monument; thence South 2° 40' West a distance of 158.0 feet to a concrete monument; thence South 51° 24' East a distance of 96.0 feet to a concrete monument in the westerly right-of-way of a proposed road having a 60 foot right-of-way width; thence with said right-of-way and a curve to the left having a radius of 366.06 feet a distance of 276.22 feet to a concrete monument; thence continuing with said westerly right-of-way, South 4° 38' East a distance of 211.0 feet to a concrete monument, said monument being a

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is $91,356.00

Subscribed and sworn to before me, this the ____ day of December 1976

Affiant

My commission expires: ____ (Affix Seal)

Notary Public

(continued)



radius turnout monument in the southwest intersection of said proposed road and U.S. 70-S; thence with a radius turnout curve to the right having a radius of 50 feet a distance of 78.54 feet to a concrete monument, said monument being in the north right-of-way of U.S. 70-S and being 75 feet from the center line of U.S. 70-S; thence with the northerly right-of-way of U.S. 70-S, South 85° 22' West a distance of 158.0 feet to a concrete monument; thence continuing with said right-of-way, South 4° 38' East a distance of 33.0 feet to a concrete monument, said monument being 42 feet from the center line of U.S. 70-S; thence continuing with said right-of-way, South 85° 22' West a distance of 197.5 feet to the point of beginning and containing 7.613 acres, more or less, per survey and plat by Turner Engineering Company, showing third revision date of 9/28/76.

Being part of the same property conveyed to Harry M. Rowland, Trustee, by deed from I & R Properties, Inc., of record in Book 4783, page 962, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is 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* HARRY M. ROWLAND and WILLIAM J. GREGG, PARTNERS d/b/a RETIREMENT HOUSING SERVICES, their *heirs and assigns, forever.*

*And* I *do covenant with the said* Harry M. Rowland and William J. Gregg, Partners *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as of record.

*And* I, Harry M. Rowland, Trustee, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Harry M. Rowland and William J. Gregg, Partners d/b/a Retirement Housing Services, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 20th *day of* December, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harry M. Rowland, Trustee

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* [illegible], *a Notary Public in and for said County and State, the within named* Harry M. Rowland, Trustee

*the bargainor....., with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 2nd *day of* December, *19* 76.

[signature]
*Notary Public.*

*Commission Expires* [illegible] 1977.

CAMELIA P. HICKS NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

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*STATE OF.....*
*COUNTY OF.....*

*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....., this..... day of....., 19.....*

....., *Notary Public.*

*Commission Expires.....*

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me, ....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....*

*Witness my hand and seal, at office in....., this.....day of....., 19.....*

.....
*Notary Public*

*Commission Expires.....*

# WARRANTY DEED

FROM

HARRY M. ROWLAND, TRUSTEE

TO

HARRY M. ROWLAND and WILLIAM J. GREGG, PARTNERS, d/b/a RETIREMENT HOUSING SERVICES

D8191

DEC 20 1 15 PM '76

REFERENCE

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Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208