This Instrument Prepared By:
Don L. Smith
Home Federal Tower
Nashville, Tenn. 37219

# WARRANTY DEED

BOOK 5115 PAGE 816

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jack Driver & Sons, Inc. | same | 43-16 |
| (NAME) | (NAME) | |
| 114 Elm Street | same | 142 thru 167 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 52-4 |
| Madison, Tenn. 37115 | same | 42 thru 66 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | PW |

*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, receipt of which is hereby acknowledged including the assumption of those promissory notes dated April 16, 1976 in the total original principal amount of $100,000.00 and secured by an Installment Deed of even date therewith of record in Book 5016, page 522, Register's Office of Davidson County, Tennessee, and the assumption of one promissory note dated October 1, 1976, in the original principal amount of $1,500,000.00 and secured by Deed of Trust of record in Book 5076, page 132, Register's Office of Davidson County, Tennessee, DRIVER INVESTMENTS, a partnership

*have this day bargained and sold, and do hereby transfer and convey unto the said* Jack Driver & Sons, Inc., a Tennessee corporation, its *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

(See property description on Exhibit "A"
which is incorporated herein by reference.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 1st day of January 19 77

Affiant Kenneth Driver

My commission expires: 11-16-80 (Affix Seal)

Notary Public Mary L. Walker

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Jack Driver & Sons, Inc., its *(successors), heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jack Driver & Sons, Inc., its *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand this* 1st *day of* January, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JACK DRIVER & SONS, INC.

By: Jack Daryl Driver
Jack Daryl Driver, V.P.

Kenneth Driver
Kenneth Driver, Treas.

DRIVER INVESTMENTS, a partnership

By: Kenneth Driver
Partner

BOOK 5115 FACE 817

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Shaffer, a Notary Public in and for said County and State, Kenneth Driver, a partner in Driver Investments, a partnership

the within named 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, Davidson County, Tennessee, this 1st day of January, 19 77.

Mary F. Shaffer Notary Public

Commission expires 11/16/77

MARY F. SHAFFER ★ NOTARY PUBLIC ★ DAVIDSON COUNTY ★ TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mary F. Shaffer, a Notary Public of the State and County aforesaid, personally appeared Jack Daryl Driver and Kenneth Driver, with whom I am personally acquainted, and who, upon oath, acknowledged themself to be Vice-Pre. & Treasurer of the Jack Driver & Sons, Inc. the within named bargainor, a corporation, and that theyas such Vice President and Treasurer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themself as Vice President and Treasurer

Witness my hand and seal, at office in Nashville, Davidson Co. Tenn., this 1st day of January, 19 77.

Mary F. Shaffer Notary Public

Commission expires 11/16/77

MARY F. SHAFFER ★ NOTARY PUBLIC ★ DAVIDSON COUNTY ★ TENN.

| | | | | | |
|---|---|---|---|---|---|
| FEB16'77 | CONV | * | @ | 200.000.00 | |
| FEB16'77 | S'TAX | | B* | 520.00 | |
| FEB16'77 | PR'FEE | | B* | .50 | |
| FEB16'77 | W'DEED | | B* | 6.00 | * 526.50 |

WARRANTY DEED

FROM
Driver's Investment, a partnership

TO
Jack Driver & Sons, Inc.

D 89718

IDENTIF. REFERENCE

FEB 16 3 18 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

"Exhibit A"

Land in the 11th Civil District of Davidson County, Tennessee, being Lot #'s 1-51 on the Plan of Arrowhead Subdivision, Section 1, as of record in Book 4955, page 23, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at a point on the easterly margin of Larkin Springs Road, 1000 feet, more or less, southerly from the southerly margin of Old Hickory Boulevard thence South 86° 30' East 400 feet, more or less, to an iron pin; thence North 4° East 285.24 feet to a concrete monument, the southwesterly corner of Kingsway Green, Section 1, Book 3842, page 227, said Register's Office; thence with said subdivision, South 85° 48' East 1118.05 feet to a concrete monument; thence South 58° 20' East 170.0 feet to a concrete monument; thence North 31° 40' East 715 feet, more or less, to a point on the southerly right-of-way for new Old Hickory Boulevard thence with Old Hickory Boulevard, South 87° 25' East 150 feet, more or less, to a point; thence North 23° West 22 feet, more or less, to a point on the south line of the Elizabeth Carlile property; thence with Carlile's south line South 87° 45' East 225 feet, more or less, to an iron pin; thence North 09° 15' West 102 feet to an iron pin; thence, continuing with Carlile's line and the southerly line of Myrtle A. Marlowe, North 69° 30' East 421 feet, more or less, to the low water line of the Cumberland River; thence with the low water line of the River, southeasterly 2500 feet, more or less, to a point in the northerly line of Madison College and Sanitarium property; thence, with said Line, North 86° 30' West 875 feet, more or less, to a point; thence southerly 145 feet, more or less to a point on the easterly margin of proposed Cheyenne Boulevard; thence, along Cheyenne Boulevard, westerly and around a curve to the left, having a radius of 830 feet, 190 feet, more or less, to a point; thence, continuing with Cheyenne Boulevard, North 77° 01' West 430 feet, more or less, to a point; thence crossing Cheyenne Boulevard and continuing with the northerly line of Madison College and Sanitarium, North 86° 30' West 1475 feet, more or less, to an iron pin; thence North 4° East 200 feet, more or less, to an iron pin; thence, north 86° 30' West passing an iron pin at 400 feet, more or less, a total distance of 1200 feet to Larkin Springs Road, said line being along the southerly margin of roadway known as Manzano Road; thence with Larkin Springs Road, North 4° East 50 feet to a point; thence, with the northern margin of said Manzano Road, South 86° 30' East 800 feet, more or less to an iron pin; thence North 4° East 215 feet, more or less, to an iron pin; thence North 86° 30' West 400 feet, more or less, to a point; thence North 4° East 200 feet, more or less to an iron pin; thence, North 86° 30' West 400 feet, more or less, to the easterly margin of Larkin Springs Road; thence, with Larkin Springs Road, North 4° East 200 feet, more or less, to the point of beginning, containing 403.66 acres, more or less.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

Included in the above description, but excluded from the area, is a 60 foot wide right-of-way for Cheyenne Boulevard, severing subject property from north to south and containing 2.13 acres, more or less, being the same property conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee, by deed from J. R. Coarsey and wife, Erminia S. Coarsey of record in Book 4421, page 890, Register's Office for Davidson County, Tennessee.

Also included in the above but specifically excluded therefrom and from the Lien created by this instrument, is a tract of land shown on the same property map of Barge Waggoner & Sumner, Engineers, as revised on September 30, 1970, and being more particularly described as follows:

Beginning at a point on the easterly boundary of Sandhurst Drive, being the southeasterly corner of said Kingsway Green, Section One; thence along the easterly margin of said Subdivision North 31° 40' East 715 feet, more or less, to a point on the southerly right-of-way of Old Hickory Boulevard; thence, with Old Hickory Boulevard, easterly 150 feet, more or less, to a point; thence northerly 22 feet, more or less, to a point, being the southwesterly corner of the Elizabeth Carlile property; thence,

with Carlile's line South 87° 45' East 225 feet, more or less, to a point; thence North 09° 15' West 102 feet, more or less, to a point; thence, continuing with Carlile's line and the south line of Myrtle A. Marlowe, North 69° 30' East 421 feet, more or less, to the approximate low water line of the Cumberland River; thence, with said low water line, southeasterly 1660 feet, more or less, to a point; thence, South 88° 30' West 545 feet, more or less, to a point; thence North 36° 00' West 140.00 feet to a point; thence, South 80° 00' West 215 feet to a point; thence South 87° 00' West 225 feet to a point; thence, North 71° 15' West 240 feet to a point; thence North 78° 30' West 410 feet to a point; thence, North 89° 05' West 125 feet to a point on the easterly margin of Cheyenne Boulevard; thence northerly with said Boulevard, 430 feet, more or less, to a point on the southerly margin of Kingsway Green, Section One; thence, with said Subdivision, South 58° 20' East 75 feet, more or less, to the point of beginning, containing 39.2 acres, more or less.

Being the same property conveyed to Driver Investments, a partnership, by deed from J. R. Coarsey and wife Erminia S. Coarsey of record in Book 5016, page 522, Register's Office of Davidson County, Tennessee.