BOOK 5116 PAGE 337

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ralco, Inc.	New Owner P96 thru 147-	33-B-
(NAME)	(NAME) 149 thru 155-	145 thru 152
699 West Main Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) 157 thru 191-	123-16
Hendersonville, Tenn. 37075		38 thru 56-
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	PW 63-64-92-93

WARRANTY DEED

For and in consideration of the sum of ----------Ten ($10.00) ---------- DOLLARS

to us in hand paid by Ralco, Inc. and the assumption by Ralco, Inc. of the indebtedness of Jones Enterprises, Inc. to United American Bank of Nashville (formerly known as Hamilton Bank of Nashville) the receipt whereof we hereby acknowledge,

FEB 17	CONV	*		544,673.90
FEB 17	S'TAX		B* 1,116.22	
FEB 17	PR'FEE		B* .50	
FEB 17	W'DEED		B* 16.00	* 1,432.72

Jones Enterprises, Inc.
have bargained and sold, and by these presents do transfer and convey unto the said Ralco, Inc.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

PROPERTY DESCRIPTION IS ATTACHED HERETO

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 17th day of February, 1977.

JONES ENTERPRISES, INC:

BY: Ranger Jones Pres.

CONT'D NEXT PAGE

CONT'D NEXT PAGE

STATE OF TENNESSEE
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 ____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, VIVIAN L. HAMILTON, a Notary Public of the State and County aforesaid, personally appeared RALPH L. JONES and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Pres. ~~and _____ respectively~~ of the JONES ENTERPRISES, INC., the within named bargainor, a corporation, and that He as such Pres. ~~and _____~~, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said President as such _____ ~~and attesting the same by the said _____ as such _____~~.

Witness my hand and seal, at office in Nashville, Tennesse, this 17th day of Feb., 19 77. Vivian L. Hamilton Notary Public

Commission expires 9-26-78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 544,673.90
This is equal to or greater than the property would bring at a fair and voluntary sale.

Ralph L. Jones

Sworn to and subscribed before me this 17th day of Feb., 19 77

My commission expires 9/26/78 Notary Public Vivian L. Hamilton

This instrument was prepared by:	
LDW Woods&Woods, A Professional Ass'n, 121 17th Ave.,So.,Nashville, Tenn. 37203	
Name	Address

WARRANTY DEED

FROM JONES ENTERPRISES, INC.

TO RALCO, INC.

D 89934

IDENTIF. REFERENCE

FEB 17 4 14 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Land described according to a survey by Turner Engineering Company, Inc. (file 24-61) dated February 8, 1977 as follows:

Beginning at a concrete monument in the southerly boundary of the herein described tract and being the intersecting point of the westerly right-of-way of a TVA transmission line and being in the northerly boundary of the Bransford Realty Company Amqui Subdivision as recorded in Book 421, page 39, R.O.D.C. and proceeding as follows:

1. In a westerly direction along the northerly boundary of the Bransford Realty Co. Amqui Sub-division property, North 89°-18' West a distance of 1173.23' to a point in the easterly line of Primrose Acres Section 2 recorded in Book 2900 page 44 R.O.D.C. and being in the southerly right-of-way of Apple Valley Road of record on the plat of Primrose Meadows Section 2 in Book 4860 page 105 R.O.D.C.; thence,

2. With the easterly line of Primrose Acres Section 2, North 02°-48'-13" West a distance of 462.59', more or less, to a concrete monument; thence,

3. Continuing with Primrose Acres Section 2, South 77°-08'-47" West a distance of 50.08' to a concrete monument; thence,

4. Continuing, North 53°-26'-13" West a distance of 443.21' to a concrete monument in the southerly right-of-way of Graycroft Avenue (a 60-foot right-of-way); thence,

5. With said right-of-way, North 37°-18'-47" East a distance of 99.89' to a point; thence,

6. Leaving the southerly right-of-way of Graycroft Avenue, South 72°-36'-47" West a distance of 103.83' to a concrete monument in the northerly right-of-way of Graycroft Avenue; thence,

7. With said right-of-way, North 37°-18'-47" East a distance of 302.06' to a concrete monument; thence,

8. Continuing with said right-of-way and a curve to the right having a radi of 709.13' a distance of 50.86' to a concrete monument; thence,

RECORDER'S MEMO:
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9. With a radius turnout curve of 25.00' to the left a distance of 37.57' to a concrete monument; thence,

10. North 45°-19'-29" East a distance of 50.0' to a concrete monument; thence,

11. With a radius turnout to the left of 25.0' a distance of 37.57' to a concrete monument in the northerly right-of-way of Graycroft Avenue; thenc

12. With said right-of-way and a curve to the right having a radius of 709.13' a distance of 134.70' to a concrete monument; thence,

13. Leaving said right-of-way, North 29°-53' West a distance of 160.0' to a concrete monument; thence,

14. North 38°-12'-07" East a distance of 177.75' to a concrete monument; thence,

15. North 24°-56'-27" West a distance of 335.11' to a concrete monument; thence,

16. North 29°-37'-09" East a distance of 183.90' to a concrete monument; thence

17. North 81°-58'-30" East a distance of 350.95' to a concrete monument; thence

18. South 29°-53' East a distance of 78.07' to a concrete monument; thence,

19. North 60°-07' East a distance of 330.88' to a concrete monument in the easterly right-of-way of Connare Drive (a 50-foot right-of-way), said line passing through a concrete monument in the westerly right-of-way of Connare Drive at a distance of 280.88'; thence,

20. With the easterly right-of-way of Connare Drive, South 29°-53' East a distance of 197.0' to a concrete monument; thence,

21. Leaving said right-of-way, North 60°-07' East a distance of 136.0' to a concrete monument; thence,

22. South 56°-45'-52" East a distance of 114.84' to a concrete monument; thence,

23. South 57°-41'-21" East a distance of 37.05' to a concrete monument; thence

24. North 89°-21'-30" East a distance of 422.87' to a point in the center line of Dry Creek, said line passing through a concrete monument at a distance of 353.83 feet; thence,

25. With the center line of Dry Creek a distance of 764.0' to a concrete monument in the westerly right-of-way extended of Monticello Avenue; thence,

26. Leaving the center line of Dry Creek and with the westerly extended right-of-way of Monticello Avenue, South 3°-20' West a distance of 99.69' to a concrete monument in the westerly right-of-way of Monticello Avenue; thence,

27. Leaving the said westerly right-of-way of Monticello Avenue, North 83°-16' East a distance of 25.39' to a concrete monument; thence,

28. South 33°-27' East a distance of 41.76' to a concrete monument in the easterly right-of-way of Monticello Avenue; thence,

29. Leaving said right-of-way, South 33°-27' East a distance of 116.53' to a concrete monument; thence,

30. South 72°-07' East a distance of 136.75' to a 15" hackberry; thence,

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31. South 49°-19' East a distance of 282.79' to an iron pin in concrete; thence,

32. South 88°-46' East a distance of 109.32' to a concrete monument in the westerly right-of-way of the Louisville & Nashville Railroad and being 50 feet from the center line of said railroad; thence,

33. With said railroad right-of-way, South 00°-28' East a distance of 501.51' to a point in the southerly proposed right-of-way of Apple Valley Road; thence,

34. Leaving the railroad right-of-way and with said proposed right-of-way of Apple Valley Road, North 89°-43' West a distance of 23.72' to a point; thence,

35. Continuing with said right-of-way and with a curve to the left having a radius of 9517.82' a distance of 498.35' to a point; thence,

36. Continuing with said right-of-way, South 87°-17' West a distance of 115.0' to a point; thence,

37. With a curve to the left having a radius of 603.68' a distance of 142.24' to a point; thence,

38. Continuing with said right-of-way, South 73°-47' West a distance of 358.0' to a concrete monument; thence,

39. With a curve to the left having a radius of 485.60' a distance of 115.83' to a concrete monument in the southerly right-of-way of Apple Valley Road; thence,

40. With a radius turnout curve of 25.0' to the left a distance of 39.27' to a concrete monument in the easterly right-of-way of Connare Drive; thence,

41. With said right-of-way, South 29°-53' East a distance of 257.15' to a point in the northerly line of the R. L. Monroe property; thence,

42. Leaving said right-of-way and with said northerly line, North 88°-34'-50" West a distance of 84.18' to a concrete monument, passing through a point in the westerly right-of-way of Connare Drive at a distance of 58.52'; thence,

43. With the westerly line of the Monroe property and the Leland Davis property, South 1°-53' East a distance of 493.33' to a concrete monument in the westerly line of the Leland Davis property and being the northeast corner of the Bransford Realty Company Amqui Sub-division of record in Book 421, page 39 R.O.D.C.

44. With the northerly line of the Amqui Sub-division, North 89°-18' West a distance of 261.0' to the point of beginning.

This description was taken from the original boundary survey of the Davis farm and from the recorded plats of Primrose Meadows Sections 1 and 2.

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First tract:

BEGINNING at a concrete monument in the southerly boundary of the herein described tract and being the intersecting point of the westerly right of way of a TVA transmission line and being in the northerly boundary of the Bransford Realty Company Amqui Sub-division as recorded in Book 421, page 39, R.O.D.C. and proceeding as follows: in a westerly direction along the northerly boundary of the Bransford Realty Co. Amqui Sub-division property, north 89° 18' west a distance of 1117.23 feet to an 8" hackberry in the northwesterly corner of the Bransford Realty Company Amqui Sub-division property and being in the easterly boundary of Primrose Acres, Section 2, as recorded in Book 2900, page 44, R.O.D.C.; thence in a northerly direction along the boundary of Primrose Acres, Section 2, north 2° 47' 20" west a distance of 398.44 feet to an iron pin in concrete, said point being the northeasterly corner of Primrose Acres, Section 2, and being the most southerly corner of the J. J. Woods property; thence, north 0° 25' 06" west a distance of 1011.45 feet to a concrete monument; thence south 89° 30' east a distance of 1395 feet to a point in Dry Creek, said line passing through a concrete monument in the westerly right-of-way of the TVA transmission line a distance of 119.7 feet; passing through a concrete monument in the easterly right-of-way of the TVA transmission line an additional distance of 463.73 feet; and passing through a concrete witness monument on the southerly side of Dry Creek an additional distance of 747.3 feet; thence along the center line of Dry Creek, South 59° 0' east a distance of 50 feet to a point; thence, south 70° 0' east a distance of 184 feet to a point; thence, south 78° 0' east a distance of 278 feet to a point; thence, leaving Dry Creek, north 83° 16' east a distance of 237.95 feet to a concrete monument, said monument being the center line of Monticello Avenue; thence, south 33° 27' east a distance of 158.29 feet to a concrete monument; thence south 72° 07' east a distance of 136.75 feet to a 15" hackberry; thence, south 49° 19' east a distance of 282.79 feet to an iron pin in concrete; thence south 88° 46' east a distance of 109.32 feet to a concrete monument in the westerly right-of-way of the Louisville & Nashville Railroad; said monument being 50 feet west of the center line of the tracks; thence in a southerly direction along the westerly right-of-way of the L & N Railroad, south 0° 28' east a distance of 501.51 feet to a point in the southerly right-of-way of proposed Apple Valley Road Extended (a 60 foot right-of-way); thence, leaving said railroad in a westerly direction along the southerly right-of-way of proposed Apple Valley Road Extended, north 89° 43' west a distance of 23.72 feet to a point; thence, with a curve to the left having a radius of 9517.82 feet a distance of 498.35 feet to a point; thence, south 87° 17' west a distance of 115 feet to a point; thence, with a curve to the left having a radius of 603.68 feet a distance of 142.24 feet to a point; thence, south 73° 47' west a distance of 358.0 feet to a point; thence, with a curve to the left having a radius of 512.43 feet a distance of 122.23 feet to a point; thence, leaving proposed Apple Valley Road Extended right-of-way with a curve to the left having a radius of 25 feet a distance of 39.27 feet to a point; thence, south 29° 53' east a distance of 255.20 feet to a point; thence north 88° 34' 50" west a distance of 80.42 feet to a concrete monument; thence, south 1° 53' east a distance of 493.33 feet to a concrete monument; said line passing through a concrete monument in the easterly right-of-way of a TVA transmission line a distance of

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119.89 feet; thence, north 89° 18' west a distance of 261 feet to the point of beginning and containing 85.873 acres.

INCLUDED in the above description, but excluded therefrom is a tract of land in the 11th Civil District of Davidson County, Tennessee, being Lots Nos. 28, 29, 30, 31, 32, 33, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46; 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71 and 95 on the Plan of Primrose Meadows, Section 1, of record in Book 4675, page 18, Register's Office of Davidson County, Tennessee, which was conveyed to Kenneth Jackson and wife, Saundra K. Jackson, by deed from Jones Enterprises, Inc., as of record in Book 4737, page 395, Register's Office.

Second tract:

Land in Davidson County, Tennessee, being Parcel "C" on the Map of Primrose Acres, Section II, as of record in Book 2900, page 44, Register's Office for said County.

Said parcel "C" fronts 100.1 feet on the easterly side of Graycroft Avenue and runs back between lines 342.54 feet on the northerly side and 443 feet on the southerly side to a broken line in the rear on which it measures 484.78 feet thereon.

Third tract:

Land in Davidson County, Tennessee, being Reserved Parcel "B" on the Plan of Primrose Acres, Section II, as of record in Book 2900, page 44 in the Register's Office for said County.

BEGINNING at a point on the northwesterly margin of Graycroft Avenue, being the northeasterly corner of Lot No. 172 in Primrose Acres, Section II; thence northeasterly with the northerly margin of Graycroft Avenue, 378.0 feet to a concrete monument; thence southwesterly 729.68 feet to a concrete monument on the northerly margin of Apple Valley Road; thence along the northerly margin of said road in a southeasterly direction 113.0 feet to the southwesterly corner of said Lot No. 172; thence along the rear line of said lot in a northeasterly direction 155.0 feet to a concrete monument; thence with the northeasterly line of said lot in a southeasterly direction 270.0 feet to the point of beginning.

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ctr

Being the same property conveyed to Jones Enterprises, Inc., by deed from R. E. Shields and wife, as of record in Book 4694, page 993, said Register's Office of Davidson County Tennessee.

Being the same property conveyed to Jones Enterprises, Inc., by deed from William Jeff Steele and wife, as of record in Book 4704, page 664, said Register's Office.

Being party of the property conveyed to Jones Enterprises, Inc., by deed from Hippodrome Realty, Inc., as of record in Book 4647, page 649, said Register's Office.

Being part of the property (approximately 8 acres, more or less) conveyed to Jones Enterprises, Inc. by installment deed from J. J. Woods and wife, Lilla L. Woods, of record in Book 4577, page 866, R.O.D.C., Tennessee.