BOOK 5122 PAGE 983

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILLIP M. DENNING, et ux (NAME:)	SAME (NAME:)	M, 113
OLD CHARLOTTE RD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P. 137
NASHVILLE, TENN (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Six Thousand and NO/100---------- ----------($6,000.00)----------*DOLLARS*

cash in hand paid by Phillip M. Denning and wife, Deborah L. Denning, receipt of which is hereby acknowledged,

MAR 10 CONV *6,000.00
MAR 10 S'TAX B* 15.60
MAR 10 PR'FEE B* .50
MAR 10 W'DEED B* 6.00 * 22.10

we, O. W. Cooper and wife, Helen B. Cooper,

I have bargained and sold, and by these presents do transfer and convey unto the said Phillip M. Denning and wife, Deborah L. Denning,

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 in the 12th Civil District of Davidson County, Tennessee, as follows:

BEGINNING in the Old Charlotte Road, at the southwest corner of the property conveyed to Dave W. Sam, et ux, by deed from Robert C. Hall, et ux, of record in Book 1579, page 285, Register's Office, said County, thence with the margin of Old Charlotte Road S 37 deg. W 83.7 feet, and N 58 deg., W 247.5 feet, and N 30 deg. W, 128.2 feet and N 17 deg. 30' W, 321.7 feet to the point of beginning in the northerly margin of Old Charlotte Road; thence N 17 deg. 30' W, 19.8 feet to an iron pin; thence N 62 deg. W, 45.2 feet to an iron pin; thence leaving said road N 8 deg. E 752.4 feet to an iron pin; thence N 43 deg. 15' E, 785.4 feet to an iron pin; thence N 71 deg. 30' E, 348.7± feet to a point, thence in a southerly direction 1,640.0 feet to the point of beginning containing 11.25 acres more or less.

Being the same property conveyed to O. W. Cooper by deed from Bennie Lou Cooper, a widow, of record in Book 5063, page 417, Register's Office for said County. and re-recorded in Book 5122, page 838, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 6,000.00

Subscribed and sworn to before me, this the 7 day of March 19 77

Affiant

My commission expires: May 6, 1980

(Affix Seal)

Notary Public

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Grantees are advised of the proposed construction of a television transmission tower on the property contiguous to the property herein conveyed and presently owned by Bennie Lou Cooper. In consideration of this conveyance by acceptance of this deed, and in connection with such construction, Grantees hereby grant to Reel Broadcasting Company, Inc., its successors and assigns, a permanent easement upon the property herein conveyed for the installation of guy wires, accessory equipment and safety fencing, said guy wires are to be connected to and for the stabilization of the proposed tower. Said guy wires may be located on any portion of the property herein conveyed, except such portion as is located within 250 feet of Old Charlotte Road. A definitive description by metes and bounds will be prepared by Reel Broadcasting Company, Inc. describing said easement as finally located and said easement shall not exceed 25 feet in width after construction is completed. Grantees agree that agents of employees of Reel Broadcasting Company, Inc. shall have the right of unimpaired access to the property herein conveyed for any purpose in connection with the installation and maintenance of the guy wires. Grantees agree to execute such definitive easement for recordation when presented. If such easement is not prepared and presented within one (1) year from the date of this deed, Reel Broadcasting Company, Inc. agrees to release this easement in its entirety.

Grantees acknowledge that the consideration received under this deed constitutes not only consideration for the easement, but also for damages, if any, to the property herein conveyed.

This easement shall be a covenant running with the land and shall be binding upon Grantees, their heirs, assigns, transferees and grantees.

Davidson County, Tenn.

unimproved XX
This is improved ( ) property, known as 11.25 acres, more or less, 12th Civil District, /
(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 O. W. Cooper and wife, Helen B. Cooper, their *heirs and assigns, forever.*

And we *do covenant with the said* Phillip M. Denning and wife, Deborah L. Denning *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 for 1977 real estate taxes which, by acceptance of this deed, Grantees assume and agree to pay.

And we, O. W. Cooper and wife, Helen B. Cooper, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Phillip M. Denning and wife, Deborah L. Denning, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand s *this* 7 *day of* March, *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.*

Grantees hereby join in the execution of this instrument for the purpose of granting the easement herein described.

Phillip M. Denning
PHILLIP M. DENNING

Deborah L. Denning
DEBORAH L. DENNING

O W Cooper
O. W. COOPER

Helen B. Cooper
HELEN B. COOPER

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Wendell Van Cooper, *a Notary Public in and for said County and State, the within named* O. W. COOPER and HELEN B. COOPER

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

Witness my hand and official seal at Nashville, *Tennessee, this* 17th *day of* March, *19* 77.

Wendell Van Cooper, *Notary Public.*

Commission Expires May 6, 1980.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Wendell Van Cooper, *a Notary Public in and for said County and State, the within named* PHILLIP M. DENNING and DEBORAH L. DENNING

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

Witness my hand and official seal at Nashville, Tennessee *this* 8 *day of* March, *19* 77.

Wendell Van Cooper, *Notary Public.*

Commission Expires May 6, 1980.

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 forcgoing 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 .....

D 92976

T
IDENTIF. REFERENCE

MAR 10 2 05 PM '77
FEE $ ...
REGISTER
DAVIDSON COUNTY, TENN.