BOOK 5193 PAGE 816

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Robert J. Baltz, Jr., et al

TO

Burning Tree Associates, Ltd.

For draftsman's use

This instrument prepared by:
SCHULMAN, FRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Burning Tree Associates, Ltd. a Tennessee Limited Partnership (NAME) 615 Main Street (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Same (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	To be assigned

(FOR REGISTER'S USE)

E24563

T

IDENTIF. REFERENCE

SEP 7 11 13 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 310,000.00 Lewis D. Pride
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September 19 77

W. D. Williams
Notary Public

MY COMMISSION EXPIRES: Aug. 8, 1979

(AFFIX SEAL)

For and in Consideration of the sum of Ten and 00/100 ($10.00)----------

---------- DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

SEP-7F CONV 310,000 .00
SEP-7F S'TAX B* 806.00
SEP-7F PR'FEE B* .50
SEP-7F W'DEED B* 10.00 * 816.50

Robert J. Baltz, Jr., Theodore H. Lightfoot, L. Hall Hardaway, Jr., and Robert J. Brewington, hereinafter called "Grantors,"

have bargained and sold, and by these presents do transfer and convey unto the said

Burning Tree Associates, Ltd., a Tennessee Limited Partnership of which L. H. Hardaway, Jr., Robert J. Brewington, Robert J. Baltz, Jr., and Theodore H. Lightfoot are the General Partners, ~~their~~ its successors 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 Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, formerly the Fourth Civil District of Davidson County, Tennessee, being more fully described as follows:

Beginning at a point on the easterly margin of Old Hickory Boulevard at a common corner of the property to be described and property of Hermitage Woods Condominium Apartments, said point being a distance of 446.36 feet northerly from the intersection of the north margin of Central Pike and

the easterly margin of Old Hickory Boulevard, thence; North 5° 44' 57" East, a distance of 461.96 feet to a concrete monument, thence; North 4°42' 01" East a distance of 517.66 feet to an iron pin, thence; South 57° 33' 55" East, a distance of 780.92 feet to an iron pipe, thence; South 65° 48' 51" East, a distance of 287.35 feet to an iron pipe, thence; South 3° 30' 41" West, a distance of 1000.53 feet to a buggy axle, thence; North 83° 18' 29" West, a distance of 234.72 feet to a post, thence; North 83° 06' 53" West, a distance of 194.50 feet to an iron pin, thence; South 11° 07' 24" West, a distance of 110.99 feet to a point on the northerly margin of Central Pike, thence; with said margin in a northwesterly direction with a 1072.93 foot radius curve to the right a distance of 84.46 feet to a point, thence; North 29° 41' 29" East, a distance of 178.00 feet to a point, thence; North 19° 00' 00" West, a distance of 233.00 feet to a point, thence; North 70° 30' 00" West, a distance of 50.00 feet to a point, thence; North 50° 00' 00" West, a distance of 230.00 feet to a point, thence; North 73° 22' 05" West, a distance of 52.47 feet to a point, thence; South 66° 29' 22" West, a distance of 140.00 feet to a point on the easterly margin of Old Hickory Boulevard, thence; in a northerly direction with a 2939.79 foot radius curve to the left a distance of 88.20 feet to the point of beginning and containing 22.58 acres.

Included in the above tract is a family graveyard evidenced by grave markers and bounded by an old fence and described as follows:

To reach the point of beginning from the end of the first call above (North 5° 44' 57" East, 461.96 feet) go South 67° 28' 07" East, a distance of 360.08 feet to an iron pin by an 18-inch elm, the point of beginning, thence; North 3° 11' 17" East, a distance of 103.34 feet to an iron pin set by a 10-inch sassafrass, thence; North 89° 00' 25" East, a distance of 129.09 feet to an iron pin set by an 18-inch cedar, thence; South 2° 36' 11" West, a distance of 117.65 feet to a point, thence; North 84° 39' 29" West, a distance of 130.04 feet to the point of beginning and containing 0.33 acres.

This cemetery was earlier mentioned in a deed from Gleaves to Gleaves recorded in Book 762, Page 125, Register's Office for Davidson County, Tennessee, as "It is understood and agreed between the parties hereto that there is expressly excepted from the premises aforedescribed the family graveyard, thereon, consisting of one-half acre, more or less, and a right of way thereto."

BEING part of the same property conveyed to Robert J. Baltz, Jr., Theodore H. Lightfoot, L. Hall Hardaway, Jr., and Robert J. Brewington by Deed from Baker-Freeman, Inc., of record in Book 4874, Page 944, Register's Office for Davidson County, Tennessee.

Grantors hereby reserve for themselves, their heirs, successors, assigns, and invitees, easements for ingress and egress as described below, to the property still owned by Grantors, said property having been conveyed to Grantors by the Deed of record in Book 4874, Page 944, Register's Office for Davidson County, Tennessee, and said property remaining the property of Grantors after this conveyance, said property being approximately 3.32 acres, and being that portion of the original property described in Book 4874, Page 944, Register's Office for Davidson County, Tennessee, located at the corner of Old Hickory Boulevard and Central Pike which is to be developed for ownership and use by commercial establishments. The property subject to such easements for ingress and egress are hereby described as parcels in Davidson County, Tennessee, more fully described as follows:

Easement No. 1

Beginning at a point on the easterly margin of Old Hickory Boulevard at the common corner of the above described property and property of Hermitage Woods Condominium Apartments said point being the same beginning point as property above described, thence; North 5° 44' 57" East, a distance of

15.32 feet to a concrete monument, thence; South 76° 19' 17" East, a distance of 168.00 feet to a point, thence; South 66° 29' 22" West, a distance of 140.00 feet to a point on the easterly margin of Old Hickory Boulevard, thence; Northerly with a 2939.79 foot radius curve to the left a distance of 88.20 feet to the point of beginning and containing 7,428 square feet or 0.17 acres.

Easement No. 2

Beginning at a point on the northerly margin of Central Pike at the common corner of the above described property and property of Leonard Peek, thence; northwesterly with a 1072.93 foot radius curve to the right a distance of 84.46 feet to a point, thence; North 29° 41' 29" East, a distance of 178.00 feet to a point, thence; South 3° 31' 27" East, a distance of 85.03 feet to an iron pin; thence, South 11° 07' 24" West, a distance of 110.99 feet to the point of beginning and containing 8,908 square feet or 0.20 acres.

Grantors hereby agree to fully maintain the roadways, paving, landscaping, and any other improvements located within said easements. This obligation of maintainance shall be transferable by proper conveyance of the Grantors to any successors or assigns of Grantors of the properties located in the commerical area which has not been transferred herein.

This is (unimproved) (X) improved property, known as Old Hickory Boulevard & Central Pike, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Burning Tree Associates, Ltd., its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said Burning Tree Associates, Ltd., 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 taxes for the year 1977.

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 Burning Tree Associates, Ltd., its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 27th day of August, 19..., the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert J. Baltz, Jr.

Theodore H. Lightfoot

L. Hall Hardaway, Jr.

Robert J. Brewington

Form No. WD3b

BOOK 5193 PAGE 819

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Edgar Hulcher, a Notary Public in and for said County and State, the within named Robert J. Baltz, Jr.

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 7th day of August, 1977

Edgar Hulcher, Notary Public

Commission Expires 10/28/78

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Theodore H. Lightfoot

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 7th day of August, 1977

Edgar Hulcher, Notary Public

Commission Expires Oct 28 1978

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 _____.

Form No. WD3b

BOOK 5193 PAGE 820

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Dorothy Blevins, a Notary Public in and for said County and State, the within named L. Hall Hardaway, Jr.

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 31st day of August, 1977.

Dorothy Blevins
Notary Public

Commission Expires 5/8/80

DOROTHY BLEVINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Dorothy Blevins, a Notary Public in and for said County and State, the within named Robert J. Brewington

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 31st day of August, 1977.

Dorothy Blevins
Notary Public

Commission Expires 5/8/80

DOROTHY BLEVINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....