Prepared by Ray Miles Atty
Mesh. Trust Betty

# WARRANTY DEED

BOOK 5224 PAGE 711

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert T. Phillips, et al (NAME:) | same (NAME:) | To be assigned |
| 3821 Cleghorn Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37215 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of*

TEN ($10.00)---- *DOLLARS*

and other good and valuable consideration, the reciept of all of which is hereby acknowledged, we,

Elmo Phillips and wife, Myrtle B. Phillips

*have bargained and sold, and by these presents do transfer and convey unto the said* Robert T. Phillips, William B. Phillips, and Betty Phillips Hagan, as tenants in common, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described* ~~as follows:~~ in Exhibit One (1) attached to and made a part of this deed by reference.

Grantors, Elmo Phillips and wife specifically reserve unto themselves a life estate in a portion of Tract number 1, which portion is specifically described in Exhibit One (1), so long as either of them shall live, with the right to occupy and use said property as their own during their lifetime.

E 37864

IDENTIF. REFERENCE

Nov 21 10 08 AM '77

| | | | | | |
|---|---|---|---|---|---|
| NOV21 77 | CONV | 90,000.00 | | | |
| NOV21 77 | CONV | 90,000.00 | | | |
| NOV21 77 | CONV | 70,000.00 | | | |
| NOV21 77 | S'TAX | | B* | 650.00 | |
| NOV21 77 | PR'FEE | - | B* | .50 | |
| NOV21 77 | W'DEED | | B* | 12.00 | * 662.50 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 250,000.00

Subscribed and sworn to before me this the 28th day of September, 19 77

Affiant

My commission expires: 2 AT Large 78

(Affix Seal)

Notary Public

MELVIN J. LARG NOTARY PUBLIC STATE OF 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* Robert T. Phillips, William B. Phillips, and Betty Phillips Hagan, as tenants in common, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Robert T. Phillips, William B. Phillips, and Betty Phillips Hagan *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.*

*And* we, Elmo Phillips and wife, Myrtle B. Phillips *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert T. Phillips, William B. Phillips, and Betty Phillips Hagan, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand*s *this* 28th *day of* September, *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.*

Elmo Phillips
ELMO PHILLIPS

Myrtle B. Phillips
MYRTLE B. PHILLIPS

LEGAL DESCRIPTION



TRACT I

Beginning at a point in the southerly right-of-way of Old Hickory Boulevard, said point being 1693.4 feet, more or less, east of the centerline of Edmondson Pike; thence with the right-of-way of Old Hickory Boulevard, south 82 degrees 40 minutes east, 100.0 feet to a point; thence leaving said margin of Old Hickory Boulevard in a southerly direction around a curve having a radius of 25 feet to the left a distance of 39.27 feet to a point; thence south 7 degrees 12 minutes west, 168.4 feet to the southwest corner of the Nave Tract; thence south 81 degrees east, 449 feet to the south east corner of the Southerland Tract; thence south 77 degrees 26 minutes east, 403.8 feet, more or less, to the southeast corner of the Sirbaugh Tract; thence south 85 degrees 06 minutes west, 350.9 feet, more or less, to the southeast corner of the Thompson Tract; thence south 74 degrees 22 minutes east, 314.4 feet, more or less, the southeast corner of the Forshee Tract; thence south 76 degrees 19 minutes west, 222.52 feet, more or less, to an iron pin; thence south 23 degrees 17 minutes west 250.0 feet, more or less, to a point in the right-of-way of a proposed 50 foot road; thence continuing with said right-of-way south 66 degrees 43 minutes east, 45.0 feet more or less, to a point; thence around a curve to the left having a radius of 1245.65 feet, 170.67 feet, more or less, to a point; thence crossing said proposed road, south 17 degrees 50 minutes west 275 feet, more or less, to a point; thence north 86 degrees west 112 feet, more or less, to a point; thence south 23 degrees 45 minutes west, 90 feet, more or less, to a point; thence south 47 degrees 45 minutes east, 253, more or less feet to a point on a curve in the westerly right-of-way of proposed Road "A" having a radius of 775 feet; thence along said curve in southwesterly direction, 35 feet, more or less, to a point; thence crossing proposed Road "A" radially, south 46 degrees 50 minutes east, 50 feet to a point on a curve at the intersection of Road "A" and Road "B" having a radius of 25 feet; thence around said curve in an easterly direction to the right, 40 feet, more or less, to a point in the westerly right-of-way of Road "B"; thence south 48 degrees 50 minutes, east 347 feet, more or less, to a point; thence with a curve to the right having a radius of 610 feet, more or less, and in a general south-easterly direction 283 feet, more or less, to a point; thence continuing along the right-of-way of Road "B" south 22 degrees 10 minutes east, 352 feet, more or less, to a point; thence with a curve to the right having a radius of 100 feet and in a general southerly direction 125 feet, more or less; thence south 54 degrees 05 minutes east, more or less, 50 feet, more or less, to a point; thence with a curve to the right having a radius of 215 feet, more or less, and in a general northeasterly direction 150 feet, more or less, to a point; thence south 89 degrees 15 minutes east, more or less, 290 feet, more or less, to a point; thence north 15 degrees 55 minutes west, 180 feet, more or less, to a point; thence north 73 degrees 15 minutes east, 245 feet, more or less, to a point in the line between subject tract and McMurray Property; thence with a fence, south 6 degrees west, 407 feet, more or less, to a point; thence south 2 degrees 15 minutes west 662 feet, more or less, to a point; thence south 1 degree east, 84 feet more or less, to a stone; thence with a fence, south 70 degrees west, 100 feet, more or less, to a point; thence south 85 degrees west, 204 feet, more or less, to a point; thence north 74 degrees 30 minutes west, 503 feet, more or less, to a hackberry;

EXHIBIT I

thence north 25 degrees west, 254 feet, more or less, to an elm; thence north 60 degrees west, 174 feet, more or less, to a hackberry; thence north 22 degrees west, 596 feet, more or less, to a locust; thence north 89 degrees 30 minutes west, 800 feet, more or less, to a locust snag; thence south 65 degrees west, 120 feet, more or less, to a persimmon; thence north 87 degrees west, 59 feet more or less, to a locust; thence north 20 degrees east 53 feet to a cedar stump; thence north 89 degrees west, with a fence, 1164 feet to a fence corner; thence with a fence north 2 degrees 30 minutes east, 1837.6 feet, more or less, to a point at the southwest corner of the Knight Tract; thence south 82 degrees 48 minutes east 200.5 feet, more or less; thence with the westerly margin of a proposed road north 7 degrees 12 minutes east, 184.9 feet, more or less, to a point; thence with a curve having a radius of 25 feet, the left 39.4 feet, more or less, to the point of beginning and containing 122.66 acres, more or less.

TRACT II

Beginning at a point in the southerly right-of-way of Old Hickory Boulevard, Carnes Road section, said point being 40 feet southerly from the center line of Old Hickory Boulevard, and running along said southerly right-of-way line which is 40 feet southerly from and parallel to the center line of Old Hickory Boulevard, said centerline being on a 5 degree curve to the left, 277 feet to a point in said southerly right-of-way line; thence radially in a northwesterly direction 5 feet; thence continuing parallel to the center line, and 35 feet southerly therefrom, 160 feet to a point; thence south 18 degrees 30 minutes east, 370 feet to a stake; thence south 61 degrees 30 minutes west, 400 feet to a point on a rock; thence north 18 degrees 30 minutes west, 260 feet to the beginning and containing 2.75 acres, more or less.

Grantors herein specifically exclude from the foregoing Tract I a parcel of real property hereinafter described, in which grantors, or the survivor of them, retain and reserve a life estate for themselves. This property is described as follows, to wit:

Being a tract of land located in the second Civil District of Davidson County, Tennessee and more specifically described as follows:

Starting at a point in the southerly right-of-way of Old Hickory Boulevard, said point being 1768.4 feet, more or less, east of the centerline of Edmondson Pike; thence south 7 degrees 12 minutes west along a tangent 229.9 feet to a curve having a radius of 975 feet, proceeding around the curve 250.76 feet to the point of beginning; thence continuing around a curve to the left having a radius of 975 feet a distance of 491.23 feet to the end of the curve; thence south 36 degrees 24 minutes 10 seconds east 207 feet, more or less, to a curve to the left having a radius of 997 feet; thence around said curve a distance of 551.32 feet; thence south 68 degrees 5 minutes 10 seconds east 110 feet, more or less, to a curve to the right having a radius of 665 feet; thence around said curve for 82.52 feet to a curve to the left having a radius of 25 feet; thence around said curve 37.46 feet; thence north 33 degrees 10 minutes 45 seconds east 57 feet, more or less, to a curve to the left having a radius of 269.67 feet; thence around said curve 345.89 feet; thence north 40 degrees 18 minutes 40 seconds west 258.20 feet, more or less, to a curve to the right having a radius of 441.11 feet; thence around said curve 356.61 feet to a curve to the left with a radius of 25 feet; thence around said curve 37.65 feet to a curve to the right having a radius of 747 feet; thence around said curve 131.34 feet, more or less to a point; thence north 70 degrees 12 minutes 15 seconds west 170 feet, more or less, to a curve to the left having a radius of 662 feet; thence around said curve 280.93 feet, more or less, to a point; thence south 85 degrees 28 minutes 52 seconds west 80 feet, more or less to a curve to the left having a radius of 25 feet; thence around said curve 40.59 feet, more or less, to the point of beginning and containing 12.99 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. J. Melton, a Notary Public in and for said County and State, the within named Elmo Phillips and wife, Myrtle B. Phillips

the bargainor S, 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 21 day of September, 19 77.

W. J. Melton, Notary Public

Commission Expires 21 Nov 78

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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.....