MAIL 'EM.

E 5 5 5 2 8

BOOK 5264 PAGE 71

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 275,000.00.

Affiant

Subscribed and sworn to before me this 1st day of March, 1978.

Notary Public

My commission expires 5/6/80

IDENTIF. REFERENCE

MAR 20 2 38 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
GULLETT, STEELE, SANFORD & ROBINSON
230 Fourth Ave., N., Nashville, TN 37219

Address new owners as follows:
Reese L. Smith, Jr.
2033 Richard Jones Rd.
Nashville TN 37215

Send Tax Bills to:
Same.

Map-Parcel Numbers
To be Assigned

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that RIVER PLANTATION, A JOINT VENTURE, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby convey and forever quitclaim unto REESE L. SMITH, JR., his heirs and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Three tracts of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by James H. Sawyer, Jr., dated October 12, 1970, as follows:

Tract I: Beginning at an iron pin in the southwesterly margin of U. S. Highway 70, at the northeast corner of the land herein described, being in the westerly line of the C. M. Jones property; thence, leaving said highway, South 5 deg. 29 min. West 359.25 feet to a concrete monument; thence, South 4 deg. 28 min. 30 sec. West 1035.06 feet to concrete monument; thence, South 0 deg. 50 min. 30 sec. East 854.96 feet to the intersection of a fence; thence, South 0 deg. 22 min. West 330.70 feet to a point; thence, South 3 deg. 49 min. West 199.64 feet to a point; thence, South 5 deg. 48 min. West 224.54 feet to a point in the northeasterly right-of-way of the L & N Railroad; thence, with the same, North 53 deg. 23 min. 45 sec. West 1458.07 feet to a point at the beginning of a curve; thence, around said curve, westerly 1048.31 feet to a point at the southeast corner of the property conveyed to Harpeth Valley Utility District by deed of record in Book 3770, page 6; thence, with their easterly line, North 34 deg. 05 min. West 771.96 feet to a point; thence North 17 deg. 36 min. 30 sec. East 412.61 feet to an iron pin; thence North 39 deg. 43 min. 30 sec. East 361.55 feet to an iron pin; thence South 74 deg. 19 min. East 361.04 feet to an iron pin; thence, South 87 deg. 23 min. East 430 feet to a point; thence, South 86 deg. 49 min. East 200 feet to a point; thence, South 85 deg. 06 min. East 217.10 feet to a point; thence, North 81 deg. 35 min. East 320.12 feet to a point; thence North 76 deg. 00 min. East 376.68 feet to a point; thence, North 67 deg. 56 min. East 186.22 feet to a point; thence, North 62 deg. 09 min. East 100.36 feet to a point; thence,North 66 deg. 09 min. East 163.25 feet to a point in the southwesterly margin of U. S. Highway 70; thence, with the same, South 72 deg. 14 min. East 41.24 feet to the point of beginning, containing 108.067 acres, more or less, including but excluding the pumping station site being a rectangle 50 x 87 feet as shown in said survey, and referred to as Tract 3 in the deed to Harpeth Valley Utility District of record in Book 3770, page 6, said Register's Office.

Tract II: Being triangular in shape and described as follows:

Beginning at a point in the northerly boundary of the L & N Railroad right-of-way, in the center of Big Harpeth River; thence, with said right-of-way, westerly 240 feet to a point in M. A. Petty's property; thence, with the same North 3 deg. 55 min. East 382.98 feet to a point in Big Harpeth River; thence, with the meanderings of said river, southerly 460 feet, more or less, to the point of beginning, containing 1.064 acres, more or less.

Tract III: Beginning at a point in the southerly margin of the L & N Railroad right-of-way, at the northeast corner of the tract herein described; being the westerly boundary of Harpeth Estates, Section Two, as of record in Book 4175, page 23; thence, leaving said right-of-way, South 4 deg. 57 min. West 393.20 feet to an iron pin; thence, South 84 deg. 37 min. East 357.46 feet to a corner post; thence, South 36 deg. 10 min. East 118.68 feet to a corner stone; thence, South 4 deg. 07 min. 30 sec. West 479.80 feet to a corner stone; thence, North 84 deg. 11 min. West 2881.32 feet to an iron pin; thence, westerly 18 feet, more or less, to the easterly bank of Big Harpeth River; thence, with the same, northerly 550 feet, more or less, to a point; thence, westerly 37.5 feet to a point in the center of Big Harpeth River; thence, with the same, northerly 1580 feet, more or less, to the southerly right-of-way of the L & N Railraod; thence, with the same, easterly 80 feet (+-) to an iron pin; continuing with said right-of-way, along a curve, southwesterly 1398.21 feet to a point; thence, South 53 deg. 23 min. 45 sec. East 1488.28 feet to the point of beginning and containing 104.237 acres, more or less.

INCLUDED in the above tracts but EXCLUDED from this conveyance are the following tracts:

Tract A: A tract of land in the Ninth Civil District of Davidson County, Tennessee.

Beginning at a point in the west right-of-way of Sawyer-Brown Road, said point being 154.09 feet South 66 deg. 09 min. West of a point in the south right-of-way of U. S. Highway 70 and proceeding as follows: Around a 100-foot radius curve to the right along Sawyer-Brown Road a distance of 17.65 feet; thence, South 15 deg. 32 min. West along said right-of-way a distance of 102.35 feet; thence, North 74 deg. 28 min. West a distance of 140.23 feet; thence, North 67 deg. 56 min. East a distance of 74.17 feet; thence, North 62 deg. 09 min. East a distance of 100.36 feet; thence, North 66 deg. 09 min. East a distance of 9.02 feet to the point of beginning and containing 0.186 of an acre, more or less, in accordance with a survey by Turner Engineering Company, dated June 11, 1971.

Tract B: A tract of land in Davidson County, Tennessee, known as Section 1, River Plantation, as conveyed by Master Deed of record in Book 4562, page 474, Register's Office for Davidson County, Tennessee.

Tract C: A tract of land in Davidson County, Tennessee, known as Section 2, River Plantation, as conveyed by Master Deed of record in Book 4661, page 334, Register's Office for Davidson County, Tennessee.

Tract D: A tract of land in Davidson County, Tennessee, known as Section 3, River Plantation, as conveyed by Master Deed of record in Book 4784, page 464, Register's Office for Davidson County, Tennessee.

Tract E: A tract of land in Davidson County, Tennessee, known as Section 4, River Plantation, as conveyed by Master Deed of record in Book 4892, page 440, Register's Office for Davidson County, Tennessee.

Tract F: A tract of land in Davidson County, Tennessee, known as Section 4A, River Plantation, of record in Book 4715, page 81, said Register's Office.

Tract G: A tract of land in Davidson County, Tennessee, known as Section 4B, River Plantation, of record in Book 4885, page 17, said Register's Office.

Being part of the same property conveyed to River Plantation, a joint venture by deed from Warner Park Development Company, Inc., of record in Book 4664, page 584, said Register's Office.

Said property is conveyed subject to such limitations,

restrictions, and encumbrances as may affect the premises.

WITNESS our hands this 1st day of MARCH, 1978.

RIVER PLANTATION, A JOINT VENTURE

By: Reese L. Smith, Jr.
Reese L. Smith, Jr.,
Joint Venturer

Charles Nelson, Jr., Trustee for
Home Federal Savings & Loan Association
Employees' Profit Sharing Trust,
Joint Venturer

John U. Wilson, Trustee for Home
Federal Savings & Loan Association
Employees' Profit Sharing Trust,
Joint Venturer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Carl Perry, a Notary Public in and for said County and State, the within named Reese L. Smith, Jr., Joint Venturer, with whom I am personally acquainted and who upon his oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of March, 1978.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
DAVIDSON COUNTY
REAL ESTATE TRANSFER TAX
MAR 20 1978

CONV	90,000.00			
CONV	90,000.00			
CONV	95,000.00			
		B*	715.00	
S'TAX		B*	.50	
PR'FEE		B*	6.00	* 721.50
W'DEED				

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Shirley L. Johnson, a Notary Public in and for said County and State, the within named Charles Nelson, Jr., and John U. Wilson, Trustees for Home Federal Savings & Loan Association Employees' Profit Sharing Trust with whom I am personally acquainted and who upon their oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of March, 1978.

SHIRLEY L. JOHNSON NOTARY PUBLIC

Notary Public

My Commission Expires:
10.18.81