WARRANTY DEED

"THIS INSTRUMENT PREPARED BY JAMES I. WAGGONER
ATTORNEY, 21st - FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238"

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
BAILEY P.STEWART,JR., et ux (NAME:)	Same (NAME:)	a portion of
759 Fitzpatrick Drive (STREET ADDRESS OR ROUTE NUMBER)	BOOK 5271 PAGE 921 (STREET ADDRESS)	Map 97,
Nashville, TN 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Parcel 35

For and in Consideration of the sum of TEN and no/100 ($10.00) *DOLLARS* and other good and valuable consideration, and in consideration of the conveyance of other real property to the Grantor by the Grantee concurrently herewith, the receipt and sufficiency of which is hereby acknowledged,

APR 11 '78	CONV	*1,000.00			
APR 11 '78	S'TAX		B*	2.60	
APR 11 '78	PR'TEE		B*	.50	
APR 11 '78	W'DEED		C*	6.00	* 9.10

Cousins Properties of Tennessee, Inc., ("Grantor"), formerly Larchwood, Inc.

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* BAILEY P. STEWART, JR. and wife, SALLY FOSTER STEWART, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT 1:
Being a parcel of land in the 2nd Civil District,Nashville,Davidson County, Tennessee, bounded on the west by Fitzpatrick Road and lying west of Pleasant Hill Road, and being more particularly described according to a survey of Barge,Waggoner,Sumner and Cannon, dated April 5, 1978 (File No. 5432-04) as follows:
BEGINNING at the southwest corner of B.P.Stewart, Jr., tract in the easterly margin of Fitzpatrick Road;
Thence, S 81° 2' 47" E, 402.07 feet to a point;
Thence, S 40° 24' 25" E,12.14 feet to a point;
Thence, S 70° 10' 42" W, 222.37 feet to a point;
Thence, N 83° 56' 04" W, 216.34 feet to a point in the easterly margin of Fitzpatrick Road;
Thence, along said road, N 08° 49' 52" E, 120.00 feet to the point of beginning.
Containing 0.84 acre, more or less
BEING part of the same property conveyed to Cousins Properties of Tennessee, Inc., formerly Larchwood, Inc. by deed from Larry D. Jackson, Sr., and wife, Zellma Mae Jackson, of record in Book 3035, page 243, Register's Office for Davidson County, Tennessee.

TRACT 2:
Being a parcel of land in the 2nd Civil District,Nashville,Davidson County, Tennessee, lying east of Fitzpatrick Road and west of Pleasant Hill Road, more particularly described according to a survey of Barge, Waggoner, Sumner and Cannon, dated April 5, 1978 (File No. 5432-04) as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,000.00

Affiant

Subscribed and sworn to before me, this 11th day of April, 1978

Notary Public

My commission expires: (Affix Seal)

DAVIDSON COUNTY, TENN.

BEGINNING at a point in the B.P. Stewart's southerly line, 477.57 feet from the easterly margin of Fitzpatrick Road;
Thence, S 81° 52' 47" E, 85.34 feet to a point;
Thence, southerly with a curve to the right having a central angle of 01° 59' 41", a radius of 865.00 feet and a distance of 30.12 feet to a point, the beginning of a curve to the right;
Thence, with said curve having a central angle of 93° 24' 45", a radius of 25.00 feet and distance of 40.76 feet to a point;
Thence, N 40° 24' 25" W, 41.30 feet to the point of beginning.
Containing 0.04 acre or 1,772 square feet, more or less.
BEING part of the same property conveyed to Cousins Properties of Tennessee, Inc., formerly Larchwood, Inc. by deed from Larry D. Jackson, Sr., and wife, Zellma Mae Jackson, of record in Book 3035, page 243, said Register's Office.

TRACT 3:
Being a parcel of land in the 2nd Civil District, Nashville, Davidson County, Tennessee, lying east of Fitzpatrick Road and west of Pleasant Hill Road, and being more particularly described according to a survey of Barge, Waggoner, Sumner and Cannon, dated April 5, 1978 (File No. 5432-04) as follows:
BEGINNING at a point on B. P. Stewart's easterly line, 157.20 feet from his northeast corner;
Thence, S 50° 10' 51" E, 77.83 feet to a point;
Thence, S 39° 49' 09" W, 64.38 feet to a point;
Thence, N 10° 35' 03" W, 101.00 feet to the point of beginning.
Containing 0.06 acre or 2,505 square feet, more or less.
BEING part of the same property conveyed to Cousins Properties of Tennessee, Inc., formerly Larchwood, Inc. by deed from Larry D. Jackson, Sr., and wife, Zellma Mae Jackson, of record in Book 3035, page 243, said Register's Office.

This is ~~improved~~ unimproved (X) ( ) 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 BAILEY P. STEWART, JR. and wife, SALLY FOSTER STEWART, their *heirs and assigns, forever.*

And it does ~~xx~~ *covenant with the said* Grantees *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And COUSINS PROPERTIES OF TENNESSEE, INC. does ~~xx~~ *further covenant and bind* itself, its successors ~~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.*

Witness our *hand this* 10th *day of* April, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

COUSINS PROPERTIES OF TENNESSEE, INC.
formerly Larchwood, Inc.

BY: George Volkert
George Volkert, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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..... execcuted the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jacqui Nicholson, a Notary Public of the State and County aforesaid, personally appeared GEORGE VOLKERT, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the COUSINS PROPERTIES OF TENNESSEE, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of April, 19 78.

Jacqui Nicholson
Notary Public

Commission Expires 11/16/80

F 5.9 1.0.3

IDENTIF. REFERENCE

APR 11 11 33 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

SMITHSON NOTARY PUBLIC AT LARGE STATE