THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 40,678.35

Affiant

Subscribed and sworn to before me, this the 27th day of January, 1978.

Notary Public

My commission expires: Sept 15, 1982

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IDENTIF. REFERENCE

JAN 9 3 01 PM '79
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

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SPECIAL MASTER'S WARRANTY DEED

Address new owner(s) as follows: & tax bills:
NEAL W. CARTER, et ux
Poplar Creek Road
Nashville, Tennessee

Map & Parcel No.
To be assigned

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, GEORGE V. CRAWFORD, JR., Special Master with power to convey the below described real estate by Order of the Chancery Court for Davidson County, Tennessee, dated October 25, 1978 (#77-1828-II) and of record in Minute Book 6, page 553, Clerk and Master's Office for Davidson County, Tennessee, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto NEAL W. CARTER and wife, ANN R. CARTER hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

TRACT B attached hereto as Schedule A

This is unimproved property, known as _____

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 18th day of December, 1978.

George V. Crawford, Jr., Special Master

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me Robert A. Zirkle, a Notary Public in and for said County and State, the within named George V. Crawford, Jr., Special Master, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Special Master executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1978.

Robert A. Zirkle
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: July 18, 1982.

SPECIAL MASTER'S WARRANTY DEED

FROM

TO

Thompson, Crawford & Rodgers
Attorneys at Law
14th Floor, First American Center
Nashville, Tennessee 37238

SCHEDULE A

TRACT B: Land in the 9th Civil District of Davidson County, Tennessee, described more particularly as follows:

Beginning at a point in the centerline of Poplar Creek Road, being the northwesterly corner of the Patricia Burress Guenther tract (Map 154, parcel 25); thence in a southerly direction along the westerly boundary of the said Guenther tract to a point, being the southwest corner of the said Guenther tract; thence continuing in the same southerly direction along the western boundary of the northern panhandle of the Neal W. Carter tract (Map 154, parcel 22) to a northern boundary of the said Carter tract; thence in a westerly direction along that northern boundary of the said Carter tract to a point, being the southeast corner of the R. T. Pinkerton tract (Map 154, parcel 23); thence in a northerly direction along the eastern boundary of the said Pinkerton tract to a point, being the northeast corner of the said Pinkerton tract in the centerline of Poplar Creek Road; thence in an easterly direction along the centerline of Poplar Creek Road to the point of beginning. Containing 36.18 acres more or less.

Being part of the same property conveyed to Abe Demoss Sawyer for life, remainder in fee to his heirs, by deed from Priscilla E. Russell, of record in Book 1140, page 418, Register's Office for Davidson County, Tennessee, the said Abe Demoss Sawyer having since died intestate, Docket #64609, Probate Court Clerk's Office for Davidson County, Tennessee.

Included in this description but excluded for purposes of this conveyance is a 5 acre tract lying in the northeast corner of this tract which has been conveyed to JAMES P. GUENTHER and wife, PATRICIA BURRESS GUENTHER, of record in Book _____, page_____ and which fronts 380' on Poplar Creek Road and is more particularly described in said deed.

This conveyance is subject to the following exceptions:

1. Easement for right of way for Poplar Creek Road granted to Davidson County, not of record.

2. Any encroachments, easements, measurements, variations in area or content, party walls or other facts which a correct survey of the premises would show.

3. The Special Master warrants title only to such title which passes by and through him and no further or otherwise.

JAN-92 CONV 40,678.3[illegible] B* 105.82
JAN-92 S'TAX B* .50
JAN-92 PR'FEE B* 6.00 * 112.32
JAN-92 W'DEED