THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H & S Development Co., Inc.	Same	
(NAME:)	(NAME:)	To be assigned
2033 Richard Jones Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5487 PAGE 54

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged, it, the undersigned

WARNER PARK ESTATESCOMPANY, A Partnership composed of Guaranty Realty Co., Ervin M. Entrekin, H & S Development Co., Inc., Heritage Land Company, and Karl E. Haury

have bargained and sold, and by these presents do transfer and convey unto the said H & S DEVELOPMENT CO., INC. its *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

I. Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Harpeth Valley Park, Section I, of record in Book 3600, page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

II. Land in Davidson County, Tennessee, being Lots Nos. 239, 240 and 241, Harpeth Valley Park, Section 2, of record in Book 3700, page 129, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lots.

III. Land in Davidson County, Tennessee, being Reserve Parcel "A" as shown on the subdivision plat of Harpeth Valley Park, Section One, as of record in Book 3600, page 93, Register's Office for said County, and more particularly described as follows:

Reserve Parcel "A" fronts 61.9 feet on the northern margin of Harpeth Bend Drive, runs back to a depth of 158.7 feet on the east side, 163.4 feet on the west side and measures 64.1 feet across the back.

IV. Land in Davidson County, Tennessee, being an abandoned right-of-way of the Nashville, Chattanooga and St. Louis Railroad, as described according to a survey by A & A Engineers, Inc., dated July 20, 1979, as follows:

Beginning at a point in the western ROW margin of Hicks Road in the south boundary line of the abandoned ROW of the Nashville, Chattanooga,

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $12,000.00

Subscribed and sworn to before me, this the 7th day of August, 19 79

Affiant

My commission expires: 5/6/80 (Affix Seal)

Notary Public

and St. Louis Railroad; thence with said boundary line S86° 52' 21"W 1935.0 feet to a point; thence leaving the south line of the abandoned ROW of said Railroad N3°07'39"W 50.0 feet to a point in the north boundary line of the abandoned ROW: thence N86°52'21"E 1907.91 to an iron pin in the west ROW margin of Hicks Road; thence with said ROW S31°34'38"E 56.87 feet to the point of beginning, said tract containing 2.2 acres more or less.

Being part of the same property conveyed to Warner Park Estates Company, by deed from Madison P. Jones and wife, Mary Webber Jones, of record in Book 3618, page 363, said Register's Office.

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 H & S DEVELOPMENT CO., INC. its *heirs and assigns, forever.*

And it does *covenant with the said* H & S DEVELOPMENT CO., INC. *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,* except for 1979 taxes; plan of record in Book 3600, page 93; plan of record in Book 3700, page 127; restrictions of record; and easements of record

And it does *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to the said land to the said* H & S DEVELOPMENT CO., INC. its *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 7th *day of* August, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

WARNER PARK ESTATES COMPANY, a Partnersh
BY: Guaranty Realty Co.
by:
Ervin M. Entrekin
Heritage Land Company
by: , President
H & S Development Co., Inc.
by: X
Karl E. Haury

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared H. Lynn Greer, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Guaranty Realty Co., the within named bargainors, 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 himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of August, 1979.

Patricia A Burgess
NOTARY

My Commission Expires: 5/6/80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ervin M. Entrekin and Karl E. Haury, the within named bargainors, 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 7th day of August, 1979.

Patricia A Burgess
NOTARY

My Commission Expires: 5/6/80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Franklin G. Clark, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Heritage Land Company, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of August, 1979.

Patricia A Burgess
NOTARY

My Commission Expires:5/6/80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Reese L. Smith, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the H & S Development Co., Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of August, 1979.

Patricia A Burgess
NOTARY

My Commission Expires: 5/6/80

WARRANTY DEED

FROM

Warner Park Estates Company

TO

H & S Development Co., Inc.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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IDENTIF. REFERENCE

F 47897

AUG 22 3 51 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5487 PAGE 58

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

12000.00- CO
31.20 CO TX
.50 PRFEE
12.00 WDEED
CHECK 43.70-
6337A08/22/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47897

IDENTIF. REFERENCE

Aug 22 3 52 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706791