Prepared by:
BASS, BERRY & SIMS (EWB)
2700 First American Center
Nashville, TN 37238

file

WARRANTY DEED

BOOK 5496 PAGE 973

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Wade Horton & Assoc. 1623 Parkway Towers Nashville, TN 37219	SAME	60-3 28 & 144

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, Leah Carter, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto the said Wade Horton & Associates, a partnership composed of Horton W. Horton, Charles F. Brown and Donald Gregory ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit A for description.

This is improved (✓) unimproved ( ) property, known as 8.72 acres known as J. L. Carter property on Ewing Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their successors, heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for: 1979 taxes, which have been prorated and assumed by Grantee by acceptance of this deed; an easement for the flow of any creeks; and easements of record in Book 1642, page 142, Book 2092, page 488, Book 2493, page 360, and Book 5160, page 414, R.O.D.C.T. The property described in Exhibit "A" abutts Interstate 65 which is a controlled access highway and said property has no right of ingress or egress to said highway.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real

estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

BOOK 5196 PAGE 974

Witness my hand this 10th day of September, 1979.

Richard E. Carter
LEAH CARTER
by Richard E. Carter
Attorney-in-Fact

SEP 11 3 34 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F.5 1330

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of September, 1979, before me personally appeared Richard E. Carter, to me known to be the person who executed the foregoing instrument in behalf of Leah Carter and acknowledged that he executed the same as the free act and deed of said Leah Carter.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of September, 1979.

Anne Marsden
Notary Public

ANNE MARSDEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
7-18-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $85,000.00.

Richard E. Carter
Affiant

Subscribed and sworn to before me, this the 10th day of September, 1979.

Anne Marsden
Notary Public

My Commission Expires: 7-18-82

ANNE MARSDEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Land in the 12th, formerly 21st Civil District of Davidson County, Tennessee, being a tract situated about 6 miles north of Nashville, known as the south part of Lot No. 1, alloted to Joseph H. Hyde, in partition of the Real Estate of Richard Hyde, deceased, a plat of which is recorded on page 120 of Minute Book "H", of the County Court of Davidson County, and particularly described as follows:

Beginning in the center of the East Fork of Whites Creek at the Common corner between lots 1 and 2 on the Plat above referred to, and running with the center of the East Fork of Whites Creek, according to said Plat as follows:

S. 26 degrees E. 24 poles, S. 44 degrees E. 19 poles, S. 76 degrees E. 32 poles, N. 84-1/2 degrees E. 4.4 poles, S. 75-1/2 degrees E. 36.45 poles, N. 74 degrees E. 68 poles to the southeast corner of said Lot No. 1; thence leaving the creek N. 16.6 poles; thence N. 85 degrees W. 5.60 poles, thence S. 78-1/2 degrees W. 48 poles, thence N. 5-1/2 degrees W. 47.24 poles; thence S. 85 degrees W. 12.32 poles; thence N. 9 degrees W. 18.64 poles; thence N. 21 degrees W. 40 poles thence N. 1/4° East about 72.55 poles to a stone and Hackberry in Mary Fletcher's Heirs line, the southeast corner of 22 acres and 3 poles of land conveyed by Joseph H. Hyde and James Whitworth, Trustee, to A. S. Armstrong by deed of record in Book 42, page 795, R.O.D.C., Tennessee; thence S. 87 degrees W. 78.20 poles with the line of said Armstrong's Land to a stone, his southwest corner in the East line of a tract of 70 acres of land conveyed by James Whitworth, Trustee, to Richard Hyde by deed of record in said Register's Office in Book 38, page 128; thence with the east line of said 70 acres, S. about 1-1/2 degrees E. 36 poles to a stone, the N. E. corner of Lot 2 on the Plan above referred to; thence S. 2-1/2 degrees E. 101.68 poles with the east line of said Lot 2 to the beginning, containing 100 acres and 157 poles, more or less, excepting therefrom a strip of land 12 feet by 30 feet, off the northwest corner of said tract conveyed to W. B. Jennings and wife, by deed from Ann C. Collet as of record in Book 505, page 141, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED herefrom is a portion of the property conveyed to David P. Young and wife, Gloria Carter Young of record in Book 2394, page 278, said Register's Office, described as follows:

A certain tract or parcel of land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, known as part of the south part of Lot No. 1 allotted to Joseph H. Hyde in the partition of the Real Estate of Richard Hyde deceased, plan of which is of record in Min. Book H, page 120, of the County Court for said County, and described according to a copy of a survey made March 29, 1955, by William C. Parrish, Engineers, and designated on said survey as Tract 3 of the James Carter Lands, and described as follows:

Beginning at an iron pin in the northerly margin of Ewing Creek Road, west of Dickerson Road, at the southwest corner of this tract and of Carter's new corner, said iron pin being in a stone fence; thence

with Carter's new line, north 13° 15' West 265 feet to an old stone fence in the south line of the E. W. Mays property; thence with said old fence and along Mays line, north 80° 43' east 200.5 feet to the common corner of Tracts 2 and 3; thence with the line between said tracts, south 13° 15' east 250.7 feet to a point in stone fence, in the north margin of Ewing Creek Road; thence along said fence and along said road, south 66° 45' west 200 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED herefrom is a portion of the property conveyed to LEWIS GAINES, TRUSTEE by deed from Leah J. Carter of record in Book 3069, page 151, said Register's Office, described as follows:

Land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Map of the Division of the lands of Richard Hyde, deceased, of record in Minute Book H, page 120, County Court Clerk for said County, and described according to a copy of a survey thereof made by J. R. Wauford & Co., Consulting Engineers, dated April 13, 1960, as follows:

BEGINNING in the northerly margin of Ewing Lane at an iron pin; thence with the northerly margin of Ewing Lane westwardly with a curve having a radius of 1389.2 feet, a distance of 60.0 feet to the PT of said curve; thence with the northerly margin of Ewing Lane North 76 deg. 50 minutes west 325.5 feet to an iron pin; thence leaving the northerly margin of Ewing Lane north 62 degrees 21 minutes west 80.0 feet to an iron pin on the southerly side of Ewing Creek; thence running with said creek north 71 degrees 14 minutes west 513.1 feet to an iron pin; thence north 37 degrees 59 minutes west 355.0 feet to an iron pin; thence north 24 degrees 02 minutes west 396.0 feet to an iron pin; thence north 78 degrees 55 minutes west 551.1 feet to an iron pin; thence south 72 degrees 01 minutes west 236.3 feet to an iron pin; thence south 56 degrees 16 minutes west 231.0 feet to an iron pin; thence south 74 degrees 01 minutes west 166.8 feet to an iron pin in the easterly margin of Brick Church Pike; thence leaving said Creek and running with the easterly margin of Brick Church Pike north 0 degrees 01 minutes east 174.9 feet to an iron pin; thence north 0 degrees 58 minutes east 1315.5 feet to an iron pin; thence north 0 degrees 56 minutes east 889.1 feet to old iron pin; thence leaving the easterly margin of said Pike north 89 degrees 29 minutes east 1103.9 feet to post; thence north 1 degrees 12 minutes east 824.8 feet to post; thence south 86 degrees 28 minutes east 1308.5 feet to cedar post; thence south 2 degrees 04 minutes west 1839.5 feet to post; thence south 4 degrees 55 minutes east 81.8 feet to post; thence south 18 degrees 12 minutes east 676.0 feet to an iron pin; thence south 6 degrees 15 minutes east 299.4 feet to an iron pin; thence south 73 degrees 31 minutes west 181.49 feet to an iron pin; thence south 19 degrees 59 minutes 138.0 feet to an iron pin; thence south 5 degrees 04 minutes east 299.7 feet to an iron pin; thence south 56 degrees 30 minutes west 62.4 feet to a hub; thence south 7 degrees 25 minutes west 150.0 feet to an iron pin; thence north 82 degrees 35 minutes west 10.0 feet to an iron pin; thence south 7 degrees 25 minutes west 160.0 feet to an iron pin; thence south 82 degrees 35 minutes east 80.0 feet to an iron pin; thence south 34 degrees 54 minutes west 122.2 feet to an iron pin, thence south 10 degrees

44 minutes west 125.0 feet to the point of beginning, and containing 161.689 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED herefrom is a portion of the property conveyed to DAVID P. YOUNG AND WIFE, Gloria Carter Young by deed from Leah Carter of record in Book 4041, page 325, Register's Office for said County, described as follows:

Land located in the 12th (formerly 21st) Civil District of Davidson County, Tennessee, known as part of the southeastwardly part of Lot No. 1 in the partition of the real estate of Richard Hyde, deceased, plan of which is of record in Minute Book H, page 120, Register's Office Davidson County, Tennessee, and described according to a copy of a survey made March 29, 1955, by William C. Parrish, Engineers, and designated on said survey as Lot No. 2 of the James L. Carter property and described as follows:

Beginning at an iron pin in the northerly margin of Ewing Creek Road, said iron pin being in a stone fence 159.7 feet west of an iron pin located, and the intersection of Ewing Creek Road and a 50 foot right of way to May's property; from the point of beginning south 66 degrees 45 minutes west at said stone fence 200 feet to an iron stake; thence north 13 degrees 15 minutes west 250.7 feet; thence north 80 degrees 43 minutes east 200.5 feet along an old stone fence in the south line of E. W.May's property thence south 13 degrees 15 minutes east 237.3 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED herefrom is a portion of the property conveyed to the State of Tennessee by deed from Leah Carter of record in Book 4056, page 611, Register's Office for Davidson County, Tennessee.

PARCEL 1: Beginning at a point in the southeasterly corner of the land of James L. Carter, being also on the common boundary line with David Young, running westerly 330 feet, more or less, along Carter's South boundary line to a point; thence running north easterly 360 feet, more or less to a point on Carter's North Boundary line; thence running North 85 degrees 15 minutes East 97 feet, more or less, to a point on Carter's East boundary line; thence running South 6 degrees 15 minutes East, 265 feet, more or less, back to the point of beginning; containing 1.37 acres, more or less.

PARCEL 3: Beginning at a point in the northwesterly corner of the property of James L. Carter, said point being on the common boundary line with David Young, running North 25 degrees 15 minutes East 72 feet, more or less, along Carter's north boundary line to a point; thence running southeasterly 98 feet, more or less, to a point on Carter's westerly boundary line; thence running north 11 degrees 30 minutes west, 72 feet, more or less, back to the point of beginning, containing 0.06 acres, more or less.

PARCEL 2: There is hereby conveyed an easement for a channel change: Beginning at a point which is 1 feet left of Centerline Station 169 = 43, more or less of the proposed highway; thence running southwesterly 68 feet, more or less, to a point; thence running westerly 130 feet, more or less, to a point; thence running northerly 51 feet, more or less, to a point; thence running 165 feet, more or less, back to the point of beginning; containing 0.17 acres, more or less.

PARCEL 4: There is hereby conveyed an easement for construction of a fill and channel change: Beginning at a point in the northwesterly corner of the property of James L. Carter, said point being also in the common boundary line with David Young; thence running North 11 degrees 30 minutes west, 175 feet, more or less, along Carter's Westerly boundary line to a point; thence running southeasterly 220 feet, more or less, to a point on Carter's Southerly boundary line; thence running westerly 125 feet, back to the point of beginning, containing 0.25 acres, more or less.

PARCEL 5: There is hereby conveyed an easement for construction and maintenance of a gas line: Beginning at a point which is 329 feet west of the southeast corner of Carter's Parcel #1; thence running westerly along the northerly margin of Ewing Drive, 25 feet, more or less, to a point; thence running north-easterly 162 feet, more or less, to a point; thence running southerly feet, more or less, to a point; thence running southwesterly 115 feet, more or less, back the point of beginning; containing 0.06 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED herefrom is a portion of the property conveyed to David B. Young and wife, Gloria Carter Young, of by deed from Leah Carter of record in Book 4064, page 155, said Registers Office, described as follows:

Land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, known as part of the southeasterly part of the southeasterly part of Lot No. 1 in the partition of the real estate of Richard Hyde, deceased, a plan of which is of record in Minute Book H, page 120, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made March 20, 1955, by William C. Parrish, Engineers, and designated as Lot No. 1 of the James L. Carter property, described as follows:

Beginning at an iron pin in the northerly margin of Ewing Creek Road, at its intersection with a 50 foot right-of-way to May's property; thence south 66° 45' West 199.7 feet along the northerly margin of Ewing Creek Road, to the common corner of Lots Nos. 1 and 2; thence with the line between said two lots north 13° 15' west 237.3 feet to an old stone fence line; thence with said fence north 80° 43' east 168.3 feet and south 84° 42' east 71.1 feet to an iron stake; thence with another stone fence line south 3° 07' east 209 feet to the point of beginning.

Being the same property conveyed to James L. Carter and wife, Leah Carter, by deed from Mahlon J. F. Davis and wife, Mary Ophelia Davis of record in Book 1160, page 580, R.O.D.C.T., the same James L. Carter having since died.

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

BOOK 5496 PAGE 979

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			850[illegible].00- CC	
			231.00 CO TX	
			.50 PRFE	
			19.00 MISC	
			CHECK 280.00-	
			0894A09/11/79 REL .1	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.5 1 3 3 0

IDENTIF. REFERENCE

SEP 11 3 34 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 711015