Hermitage Gardens

BOOK 5504 PAGE 262

SPECIAL
WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hermitage Gardens/ Whispering Hills, Limited (NAME)	Same (NAME)	75-9/260
2501 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	75-9/142
Nashville, TN. 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, William Howard Freeman and William Criswell Freeman, Co-Trustees of the Freeman Family Trust, pursuant to a Decree of the Chancery Court for Davidson County, Tennessee, Part I, of record in Book 5347, page 638, Register's Office for Davidson County, Tennessee HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hermitage Gardens/Whispering Hills, Limited, a Tennessee Limited Partnership

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:

SEE EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

All warranties of Grantors herein contained are expressly limited to claims and charges made or asserted by persons claiming by, through or under Grantors and no further or otherwise.

unimproved ( )
This is improved (X) property, known as 108 Bonnabrook Drive Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

Effective September 1, 1979.

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 successors, assigns 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. Wherever 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 our hands this 24th day of September, 19 79

William H. Freeman Co-Trustee — William C. Freeman Co-Trustee

William Howard Freeman, Co-Trustee

William Criswell Freeman, Co-Trustee

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~)

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Personally appeared before me, Carole F. Harrison, a Notary Public in and for said County and State, the within named William Howard Freeman and William Criswell Freeman, Co-Trustees, the bargainor S 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 24th day of Sept., 19 79

Commission Expires: My Commission Expires July 23, 1980

Carole F. Harrison
Notary Public

CAROLE F. HARRISON NOTARY PUBLIC DAVIDSON COUNTY

STATE OF)

COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such .

WITNESS my hand and official seal at office at on this day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM

TO

F 5 4 0 1 4

IDENTIF. REFERENCE

SEP 25 9 52 AM '79

FELIX Z. HUDSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 1,054,000.00

Subscribed and sworn to before me this 24th day of Sept., 19 79

My Commission Expires: My Commission Expires July 25, 1980

Carole F. Harrison
Notary Public

CAROLE F. HARRISON NOTARY PUBLIC DAVIDSON COUNTY

Hermitage Gardens

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to the survey of Lewis R. Mefford, Jr., Land Surveyor, dated August 16, 1979, as follows:

BEGINNING at an iron pin located on the westerly margin of Old Hickory Boulevard, said point being the northeast corner of an existing Seven-Eleven Store; thence, leaving said margin of Old Hickory Boulevard, and with the northerly boundary of said store, South 73° 42' 15" West 150.0 feet to an iron pin; thence, with the easterly boundary of Hermitage Hills, Section 9, of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee, North 16° 4' 41" West 55.72 feet to an iron pin; thence, with the northerly boundary of Hermitage Hills, Section 9, South 74° 32' 52" West 237.13 feet to an iron pin; thence, North 1° 58' 12" East 466.70 feet to an iron pin located on the southerly margin of an access drive; thence, with said margin of said access drive, South 87° 18' 50" East 256.90 feet to an iron pin located on the westerly margin of Old Hickory Boulevard; thence, with said margin of Old Hickory Boulevard, South 16° 2' 00" East 418.87 feet to the point of beginning.

Being the same property conveyed to R. L. Freeman, Trustee under Trust Agreement dated May 1, 1971, of record in Book 4876, page 548, Register's Office for Davidson County, Tennessee, by deed from William D. Hail and Dudley C. Miller of record in Book 4507, page 200, said Register's Office; and to J. R. Freeman, Trustee, by deed from H. Stanley Allen, Jr., Trustee, of record in Book 5207, page 248, said Register's Office. By Final Order of the Chancery Court for Davidson County, Tennessee, of record in Book 5347, page 638, said Register's Office, said trustees were replaced by the appointment of William Howard Freeman and William Criswell Freeman as Successor Co-Trustees of said Trust Agreement hereinabove mentioned.

EXHIBIT A

4022 75/25 2749.30- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5504 PAGE 265

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
		1,054,000.00	CO	
			2740.40	CO TX
			.50	PRFEE
			9.00	MGE:D
			CHECK	2749.90-
4022A	09/25/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 5 4 0 1 4

IDENTIF. REFERENCE

SEP 25 9 52 AM '79

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

No. 714253