This instrument was prepared by Milton Smith, Jr., Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee 37215.

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ben R. Betty, III | Ben R. Betty III | Map 51 Parcel 163 |
| (NAME) 503 Cumniff Lane | (NAME) % Betty Machine Co. | Map 51-16 Parcel 12 |
| (STREET ADDRESS OR ROUTE NUMBER) Goodlettsville Tn. 37072 | (STREET ADDRESS) 200 Russell St. Nashville 37213 | Map 51-16 Parcel 13 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

BOOK 5523 PAGE 172

*FOR AND IN CONSIDERATION of the sum of* TEN AND 00/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by the said Grantee, hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Third National Bank In Nashville, Executor under the Will of Newman Cheek, deceased, with full power to sell and convey, hereinafter called Grantor,

has *this day bargained and sold, and do/es hereby transfer and convey unto the said* Ben R. Betty, III, hereinafter called Grantee, his ~~successors~~ *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

(SEE ATTACHED LEGAL DESCRIPTION)

---

This conveyance is made subject to the following:

1) Water line easements granted to Madison Suburban Utility District of record in Book 1129, pages 8 and 11, Register's Office for Davidson County, and in Book 1580, page 485, Register's Office for Davidson County.
2) Flowage easement granted to United States of America of record in Book 2204, page 267, Register's Office for Davidson County.
3) Sanitary sewer and/or storm drainage easements granted to Metropolitan Government of record in Book 4197, page 319, Register's Office for Davidson County, and in Book 4868, page 668, Register's Office for Davidson County.
4) Rights of third parties to use of roadway described in Tract No. 1 herein.
5) Easement for flow of creek located with Tract No. 2 herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $280,000.00

Subscribed and sworn to before me, this the 31st day of October, 19 79

Affiant

My commission expires: Nov. 10, 1979 (Affix Seal)

Notary Public

This is unimproved (improved) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Grantee, his ~~successors~~ *(successors), heirs and assigns forever.* It covenants that it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated above and for 1979 Taxes which have been prorated.

It *further covenants and binds* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his ~~successors~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* its *hand this* 31st *day of* October, 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.*

Third National Bank In Nashville, Executor under the Will of Newman Cheek, deceased,

Attest: C. Campbell Brown
C. Campbell Brown, Vice-President and Real Estate Officer

By: L. S. Williams
L. S. Williams, Real Estate Officer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* ....., *a Notary Public in and for said County and State,* .....

.....

.....

*the within named 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*.....*Tennessee, this*.....*day of*....., *19*.....

.....*Notary Public*

*Commission expires*.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ....the undersigned...., *a Notary Public of the State and County aforesaid, personally appeared* L. S. Williams, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Real Estate Officer *of the* Third National Bank In Nashville, *the within named bargainor, a corporation, and that* he *as such* Real Estate Officer, *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* Real Estate Officer.

*Witness my hand and seal, at office in* Nashville, Tennessee, *this* 31st *day of* October, *19* 79.

Helen Whitfield *Notary Public*

*Commission expires* NOV. 10, 1979

NOTARY PUBLIC HELEN WHITFIELD DAVIDSON COUNTY, TENN.

**WARRANTY DEED**

FROM
Third National Bank In Nashville, Executor under the Will of Newman Cheek, deceased, TO

Ben R. Betty, III

BOOK 6090 9

IDENTIF. REFERENCE

Nov 1 9 47 AH '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Madison Title Company**
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Three (3) tracts of land in Davidson County, Tennessee, described according to the survey of Michael V. Holmes & Associates, Inc., dated September 26, 1979, as follows:

TRACT NO. 1: (a 30-foot roadway easement)

Beginning at a concrete monument at the Northwest corner of Spring Hill Cemetery and the East side of Gallatin Road, said point also being the Southwest corner of the Saint Joseph Catholic Elementary School property. Thence South 25 degrees 53 minutes West 15.11 feet to the centerline of a thirty foot road easement; thence with the centerline of said road South 71 degrees 06 minutes East 472.80 feet to a point, thence South 79 degrees 52 minutes 27 seconds East 331.38 feet to a PK nail, thence South 65 degrees 50 minutes 27 seconds East 74.45 feet to a PK nail, thence South 44 degrees 36 minutes 27 seconds East 116.15 feet to a PK nail, thence South 45 degrees 07 minutes 27 seconds East 87.25 feet to a PK nail, thence South 78 degrees 56 minutes 12 seconds East 53.12 feet to a PK nail in the centerline of a small bridge, thence South 76 degrees 57 minutes 27 seconds East 65.92 feet to a PK nail, thence South 38 degrees 12 minutes 12 seconds East 47.49 feet to a PK nail, thence South 27 degrees 36 minutes 12 seconds East 105.49 feet to a PK nail, thence South 34 degrees 27 minutes 27 seconds East 86.68 feet to a PK nail, thence South 37 degrees 22 minutes 12 seconds East 94.19 feet to a PK nail, thence South 26 degrees 07 minutes 42 seconds East 213.26 feet to a PK nail, thence South 29 degrees 39 minutes 42 seconds East 114.71 feet to a PK nail, thence South 31 degrees 34 minutes 42 seconds East 90.87 feet to a PK nail, thence South 46 degrees 55 minutes 42 seconds East 81.91 feet to a PK nail, thence South 56 degrees 48 minutes 12 seconds East 202.59 feet to a PK nail, thence South 73 degrees 59 minutes 12 seconds East 76.56 feet to a PK nail, thence North 86 degrees 49 minutes 48 seconds East 216.52 feet to a PK nail, thence South 82 degrees 37 minutes 12 seconds East 84.87 feet to a PK nail, thence South 73 degrees 35 minutes 22 seconds East 64.84 feet to a PK nail, thence South 83 degrees 23 minutes 22 seconds East 72.76 feet to a PK nail, thence North 87 degrees 59 minutes 38 seconds East 134.53 feet to a PK nail, thence North 75 degrees 29 minutes 38 seconds East 180.64 feet to a PK nail, thence South 44 degrees 27 minutes 07 seconds East 160.62 feet to a PK nail, thence South 39 degrees 57 minutes 07 seconds East 78.36 feet to a PK nail, thence South 8 degrees 28 minutes 07 seconds East 65.72 feet to a PK nail, thence South 9 degrees 12 minutes 38 seconds West 88.04 feet to an iron pin in the centerline of aforementioned thirty foot road, said iron pin being the common corner of the Estate of Mr. Newman Cheek, deceased, and the Madison Suburban Utility District, also being the point of beginning of Tract No. 2 described herein.

TRACT NO. 2:

Beginning at an iron pin in the centerline of a thirty foot road, said iron pin being the common corner of the Estate of Mr. Newman Cheek, deceased, and the Madison Suburban Utility District, thence leaving said road South 38 degrees 00 minutes 49 seconds East 119.97 feet to a point, thence South 89 degrees 15 minutes 19 seconds East 128.25 feet to a witness point on a bluff above the Cumberland River, thence with said witness line South 19 degrees 30 minutes 36 seconds West 141.42 feet to a twelve-inch cedar tree, thence South 27 degrees 38 minutes 24 seconds West 225.75 feet to an iron pin, thence South 24 degrees 07 minutes 12 seconds West 400.32 feet to an iron pin, thence South 17 degrees 01 minute 09 seconds West 169.76 feet to a fence post on said bluff, thence leaving said witness line and river bluff North 82 degrees 15 minutes 40 seconds West 392.48 feet to an iron pin in the West right of way of Brush Hill Road, said iron pin also being the Northeast corner of Lot #20 in A. J. McGauhey's Second Haysboro Subdivision, Block #3, of record in Book 547, page 43, (Register's Office, Davidson County), thence continuing with the northerly line of said Lot #20, North 82 degrees 15 minutes 40 seconds West 376.00 feet to an iron pin in the centerline of Love's Branch Creek, thence North 77 degrees 06 minutes 39 seconds West 131.51 feet to an iron pin in the eastern boundary of Spring Hill Cemetery, thence with said eastern Cemetery line and the westerly meanders of Cheek Lake North 36 degrees 14 minutes 36 seconds East 55.27 feet to an iron pin, thence North 56 degrees 44 minutes 39 seconds East 78.53 feet to an iron pin, thence North 57 degrees 20 minutes 23 seconds West 36.65 feet to an iron pin, thence North 36 degrees 45 minutes 07 seconds West 41.73 feet to an iron pin, thence North 8 degrees 31 minutes 10 seconds East 52.49 feet to an iron pin, thence North 18 degrees 09 minutes 23 seconds East 50.15 feet to an iron pin, thence North 36 degrees 39 minutes 23 seconds East 84.01 feet to an iron pin, thence North 21 degrees 49 minutes 23 seconds East 85.60 feet to an iron pin, thence North 3 degrees 17 minutes 23 seconds East 61.58 feet to an iron pin, thence North 25 degrees 08 minutes 23 seconds East 71.13 feet to a concrete monument, thence North 4 degrees 25 minutes 23 seconds East 75.21 feet to a concrete monument, thence North 13 degrees 33 minutes 53 seconds East 97.27 feet to an iron pin, thence North 13 degrees 25 minutes 37 seconds West 106.65 feet to an iron pin, thence North 33 degrees 34 minutes 37 seconds West 99.22 feet to an iron pin, thence North 47 degrees 07 minutes 37 seconds West 57.73 feet to an iron pin, thence North 54 degrees 44 minutes 37 seconds West 61.52 feet to an iron pin, thence North 18 degrees 30 minutes 37 seconds West 54.35 feet to a concrete monument, thence North 63 degrees 23 minutes 37 seconds West 99.30 feet to a concrete monument, thence North 74 degrees 25 minutes 37 seconds West 100.79 feet to an iron pin, thence North 28 degrees 14 minutes 37 seconds West 162.25 feet to an iron pin, thence leaving the westerly bank at the north end of Cheek Lake North 58 degrees 10 minutes 37 seconds West 37.01 feet to an iron pin, thence North 31 degrees 10 minutes 37 seconds West 54.47

feet to an iron pin, thence North 9 degrees 40 minutes 37 seconds West 241.04 feet to an iron pin, thence North 24 degrees 18 minutes 37 seconds West 72.24 feet to an iron pin, thence North 51 degrees 02 minutes 37 seconds West 81.64 feet to an iron pin, thence North 25 degrees 39 minutes 37 seconds West 154.49 feet to an iron pin, thence North 34 degrees 02 minutes 37 seconds West 74.21 feet to an iron pin, thence North 29 degrees 18 minutes 37 seconds West 125.16 feet to an iron pin, thence leaving said creek North 52 degrees 53 minutes 23 seconds East 45.28 feet to a point in the centerline of a thirty foot road, thence with said road South 76 degrees 57 minutes 27 seconds East 33.83 feet to a PK nail, thence South 38 degrees 12 minutes 12 seconds East 47.49 feet to a PK nail, thence South 27 degrees 36 minutes 12 seconds East 105.49 feet to a PK nail, thence South 34 degrees 27 minutes 27 seconds East 86.68 feet to a PK nail, thence South 37 degrees 22 minutes 12 seconds East 94.19 feet to a PK nail, thence South 26 degrees 07 minutes 42 seconds East 213.26 feet to a PK nail, thence South 29 degrees 39 minutes 42 seconds East 114.71 feet to a PK nail, thence South 31 degrees 34 minutes 42 seconds East 90.87 feet to a PK nail, thence South 46 degrees 55 minutes 42 seconds East 81.91 feet to a PK nail, thence South 56 degrees 48 minutes 12 seconds East 117.14 feet to an iron pin, thence leaving said thirty foot road South 1 degree 00 minutes 00 seconds West 124.06 feet to a PK nail in the root of a 36-inch sycamore tree 12 feet north of Cheek Lake, thence with the meanders of the eastern boundary of said lake South 52 degrees 37 minutes 27 seconds East 153.64 feet to a PK nail in the root of a 4-inch elm tree, thence South 64 degrees 21 minutes 37 seconds East 92.91 feet to an iron pin, thence South 39 degrees 33 minutes 41 seconds East 194.52 feet to a PK nail in the root of a triple 6-inch sycamore tree, thence South 57 degrees 42 minutes 16 seconds East 105.20 feet to a PK nail in a 5-inch elm tree, thence North 81 degrees 01 minute 59 seconds East 153.96 feet to a PK nail in a 10-inch oak tree, thence North 66 degrees 38 minutes 16 seconds East 85.64 feet to an iron pin, thence North 58 degrees 18 minutes 37 seconds East 50.39 feet to a point, thence South 18 degrees 32 minutes 42 seconds East 154.40 feet to a point, thence North 63 degrees 15 minutes 17 seconds East 345.40 feet to an iron pin, being the point of beginning, containing 21.803 acres, according to said survey.

TRACT NO. 3: Being Lots Nos. 19 and 20 on the Plan of A. J. McGaughey's Second Haysboro Subdivision, Block #3, of record in Book 547, page 43, Register's Office for Davidson County, Tennessee, and being described as follows:

Beginning at an iron pin at the North end of Brush Hill Road. Said point being the northeast corner of Lot #20, A. J. McGaughey's Second Haysboro Subdivision, of record in Plat Book 547, page 43, Register's Office for Davidson County, Tennessee. Said iron pin also being the common corner of the subject property and the Estate of Mr. Newman Cheek, deceased.

Thence along the westerly margin of Brush Hill Road, South 7 degrees 52 minutes 30 seconds West 200.00 feet to an iron pin, said pin being the common corner of the subject property and the Lewis V. and Maude H. Lampley property, of record in Book 1848, page 105, said Register's Office. Thence along said common line North 82 degrees 15 minutes 40 seconds West 376.00 feet to an iron pin, said pin being the southwest corner of Lot #19 of the aforementioned subdivision. Thence North 7 degrees 52 minutes 30 seconds East 200.00 feet to an iron pin, said pin being the northwest corner of subject property and being a common corner of the Newman Cheek Estate. Thence along a common line North 82 degrees 15 minutes 40 seconds West 376.00 feet to the point of beginning.

Being part of the same property conveyed to Newman Cheek by deeds from Charles B. Whitworth and wife, Eleanor B. Whitworth of record in Book 769, page 50, said Register's Office, and from B. R. Patterson and wife, Amelia H. Patterson, of record in Book 672, page 399, said Register's Office, and in Book 714, page 544, said Register's Office. The said Newman Cheek being now deceased, said property is vested in Third National Bank In Nashville, as Executor under the Will of Newman Cheek, deceased, as of record in Will Book 126, page 8, Probate Court Clerk's Office for Davidson County, Tennessee, with full power to sell and convey.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5523 PAGE 176

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 |
|---|---|---|---|---|

280000.00- CO
728.00 CO TX
.50 PRFEE
12.00 MSE C
CHECK 740.50-
2640A11/01/79 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

760909

IDENTIF. REFERENCE.

May 1 9 47 AM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 722616