Prepared By:
BASS, BERRY & SIMS
2700 First American Center
Nashville, TN 37238

543

05/28 267.42 CHECK

WARRANTY DEED

BOOK 5584 PAGE 206

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
W. L. Bainbridge, III 315 Union Street Nashville, TN 37201	SAME	147-4-1 P/O 147-8-19

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, J. Brent Hurd, Trustee has bargained and sold, and by these presents does transfer and convey unto the said W. L. Bainbridge, III, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. I:

LAND in Davidson County, Tennessee, being a parcel marked "Reserved" and a small parcel adjoining and adjacent thereto on the Plan of Beverly Heights, Section Two, as of record in Book 2331, page 42, which latter parcel is also marked "Reserved" and shown on the Plan of Beverly Heights, Section Three, as of record in Book 2330, page 45, both in the Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING at a monument set in the southerly margin of Hopedale Drive, being the northeast corner of Lot No. 22 and northwest corner of the parcel marked "Reserved" on the Plan of Section Two mentioned above; thence with lines between same, southerly 85 feet to a point in the H. G. Maxwell north line, thence with said north line, N 88° 32' east 217.4 feet to a point, being H. C. Maxwell's northeast corner; thence N 28° 08' east 6.7 feet to a monument set in the southerly margin of Hopedale Drive; thence with southerly margin of Hopedale Drive with a curve northwesterly 65 feet, more or less, to a monument set in the southerly margin of said Drive; thence continuing with said Drive, northwesterly 141.56 feet to the point of beginning.

Being the same property conveyed to J. Brent Hurd, Trustee, by deed from Chester H. Maxwell, of record in Book 5395, page 724, R.O.D.C.T.

TRACT NO. II

A tract of land located in the Fifth Civil District of Davidson County, Tennessee, described according to a survey by Turner Engineering Company, dated September 9, 1974, being more particularly described as follows:

Beginning at an iron pin in the southeast corner of the herein described tract, said pin being in the north right-of-way of Wales Drive and being in the southwest corner of Beverly Heights, Section One as recorded in Book 2331, page 26, R.O.D.C. and proceeding as follows: With the property line of Phase 1, Hilltop House, South 73° 38' 00" West a distance of 170.00

feet to an iron pin; thence North 22° 13' 00" West a distance of 100.00 feet to an iron pin; thence, South 71°10' 54" West a distance of 129.87 feet to an iron pin; thence, North 89° 21' 39" West a distance of 415.00 feet to an iron pin; thence, leaving the property line of the Hilltop House and with the east property lines of Chester Maxwell and Flora Maxwell, North 0° 38' 21" East a distance of 286.73 feet to an iron pin; thence with the Lillian Glenn and William Staten east property line, North 1° 58' 49" East a distance of 260.9 feet to an iron pin; thence, with the Chester Maxwell east line, North 1° 30' 45" West a distance of 259.79 feet to an iron pin; thence, with the east line of Moe Pear, North 2° 03' 28" West a distance of 104.5 feet to an iron pin, said pin being in the south line of Beverly Heights, Section 2 as recorded in Book 2331, page 42, R.O.D.C.; thence, with said line of Beverly Heights, North 88° 33' East a distance of 687.75 feet to a concrete monument; thence, with the west line of Beverly Heights, Section 1, South 3° 02' 15" East a distance of 937.73 feet to the point of beginning and containing 15.068 acres, more or less.

Being the same property conveyed to J. Brent Hurd, Trustee, by deed from Chester Maxwell and wife, Flora Maxwell, of record in Book 4851, page 942, R.O.D.C.T.

Included in the above description, but specifically excluded from this conveyance is the following described property:

Being a 0.13 more or less acre tract of land lying in the 30th Councilmanic District of Nashville, Davidson County, Tennessee, said tract being a portion of the property conveyed to J. Brent Hurd, Trustee from Chester Maxwell and wife, Flora Maxwell by deed of record in Book 4851, page 942, Register's Office of Davidson County, Tennessee.

Beginning at a point, said point lying on the most Northerly line of Phase One Hilltop House, and being further described as lying South 73 degrees 59 minutes 25 seconds West a distance of 136.60 feet from the most Southwest corner of lot 15 on the plan of Beverly Heights, Section One as of record in Book 2331, page 26, Register's Office of Davidson County, Tennessee; thence continuing along the most Northerly line of Phase One Hilltop House, South 73 degrees 59 minutes 25 seconds West a distance of 33.77 feet to a point; thence continuing along said Hilltop House, Phase One's Easterly line, North 22 degrees 22 minutes 30 seconds West a distance of 100.00 feet to an existing concrete monument; thence along the most Northerly line of Phase One, Hilltop House, South 71 degrees 01 minutes 00 seconds West a distance of 129.77 feet to an existing concrete monument; thence continuing along said most Northerly line North 89 degrees 28 minutes 35 seconds West a distance of 117.48 feet to a point; thence leaving said Northerly line of Phase one Hilltop House, North 85 degrees 32 minutes 20 seconds East a distance of 112.24 feet to a point; thence North 71 degrees 05 minutes East a distance of 144.65 feet to a point; thence South 63 degrees 55 minutes East a distance of 38.18 feet to a point; thence South 18 degrees 55 minutes East a distance of 85.48 feet to the point of beginning, containing 0.13, more or less, acres.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever. And I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and

representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 28th day of March, 1980.

J. Brent Hurd, Trustee
J. BRENT HURD, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named J. Brent Hurd, Trustee, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of March, 1980.

Nancy C. Barge
NOTARY PUBLIC

My Commission Expires:

January 22, 1984

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $99,250.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

J. Brent Hurd, Jr.

Sworn to and subscribed before me this 28th day of March, 1980.

E. Warren Dunn
NOTARY PUBLIC

My Commission Expires:

7/18/82

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

IDENTIFICATION REFERENCE

F 8 2 6 4 7

MAR 28 2 55 PM '80

FILED IN THE REGISTER DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5584 PAGE 269

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
			90250.00- CO	
			257.92 CO TX	
			.50 PRFEE	
			9.00 RDED	
			CHECK 267.42-	
0543A03/28/00			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 8 2 6 4 7

IDENTIFICATION REFERENCE

MAR 28 2 55 PM '00

REGISTER
DAVIDSON COUNTY, TENN.

No. 749562