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BOOK 5584 PAGE 274

This instrument prepared by:
Justin P. Wilson, Esq.
Waller Lansden Dortch & Davis
2100 - One Commerce Place
Nashville, Tennessee 37239

Address New Owner(s) as Follows:
Randall Phillips Builders, Inc.
3102 Ambrose Avenue
Nashville, Tennessee 37207

Send Tax Bills To:
Same

Map & Parcel Numbers
86-93
86-92
86-191

Special Warranty Deed

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, First American National Bank of Nashville does sell and convey unto Randall Phillips Builders, Inc. its successors and assigns, that certain plot, parcel or tract of land situated in the State of Tennessee, County of Davidson, described in the attached Exhibit A which is made a part hereof.

TO HAVE AND TO HOLD said plot, parcel or tract of land in fee simple absolute, forever; and First American National Bank of Nashville does warrant and covenant that it is seized of the property and that it shall defend title to said property to Randall Phillips Builders, Inc., its successors and assigns, against the lawful claims of all persons claiming by, through and under it, but no further or otherwise.

IN WITNESS WHEREOF, First American National Bank of Nashville has executed this Deed this 27th day of March, 1980.

IDENTIFICATION REFERENCE

MAR 28 3 39 PM '80

F.R.S. REGISTER DAVIDSON COUNTY, TENN.

F.826672

FIRST AMERICAN NATIONAL BANK
OF NASHVILLE

By _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me. Justin P. Wilson, a Notary Public within and for the State and County aforesaid, personally appeared [illegible] McCoy Fuller, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of FIRST AMERICAN NATIONAL BANK OF NASHVILLE, the within named bargainor, a national banking institution, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein stated by signing the name of such Institution as such Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, this 27 day of March, 1980.

Justin P. Wilson
Notary Public

My commission expires: April 13, 1982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ [illegible].

Randall Phillips

Subscribed and sworn to before me,
this 27th day of March, 1980.

Justin P. Wilson
Notary Public

My commission expires: April 13, 1982

SCHEDULE A

LEGAL DESCRIPTION

BOOK 5584 PAGE 276

A Portion Of The Property Of The First American National Bank, as Recorded in Book 5086, Pages 959-964, Register's Office of Davidson County, Tennessee.

Beginning at a point on the southerly right-of-way of Old Lebanon Dirt Road, said point being the northeasterly corner of property of Linus W. Leppink, Jr., Book 5298, Page 970, R.O.D.C., Tn.;

Thence with the southerly right-of-way of Old Lebanon Dirt Road, being a curve to the left having a radius of 7733.20 Feet, and in a general easterly direction a distance of 100.77 Feet to a point;

Thence continuing with said right-of-way, South 86°-30' East, 1145.55 Feet to a point;

Thence with a curve to the left having a radius of 1320.46 Feet and in a general northeasterly direction a distance of 665.02 Feet to a point;

Thence continuing with said right-of-way North 64°-38'-40" East, 1008.25 Feet to a point;

Thence with a curve to the right having a radius of 2100.32 Feet and in a general northeasterly direction a distance of 507.63 Feet to a point;

Thence with another curve to the right having a radius of 943.59 Feet and in a general easterly direction a distance of 156.43 Feet to a point;

Thence with another curve to the right being the radius for the right-of-way's of Old Lebanon Dirt Road and Tulip Grove Road, said curve having a radius of 50.00 Feet and a distance of 83.22 Feet to a point;

Thence with the westerly right-of-way of Tulip Grove Road, South 3°-21'-20" West, 729.36 Feet to a point;

Thence with a curve to the right having a radius of 964.03 Feet and in a general southerly direction a distance of 356.77 Feet to a point;

Thence continuing with said right-of-way South 24°-33'-34" West, 262.47 Feet to a point;

Thence with a curve to the left having a radius of 1093.06 Feet and in a general southerly direction a distance of 305.03 Feet to a point;

Thence continuing with said right-of-way South 8°-34'-14" West, 496.75 Feet to a point;

Thence with a curve to the left having a radius of 3122.15 Feet and in a general southerly direction a distance of 166.68 Feet to a point in the approximate center of Dry Fork Creek;

Thence leaving said right-of-way and with the approximate center line of Dry Fork Creek, being the northerly line of property of Robert E. Earheart and Ron F. Harris, Book 5353, Page 421, R.O.D.C., Tn., North 87°-45'-31" West, 33.15 Feet to a point;

Thence North 62°-38'-14" West, 124.65 Feet to a point;

Thence North 26°-12'-30" West, 56.27 Feet to a point;

Thence North 88°-21'-27" West, 114.70 Feet to a point;

Thence South 85°-49'-40" West, 254.43 Feet to a point;

Thence continuing with said approximate center line, being the northerly line of property of Robert J. Baltz, Trustee, Book 4168, Page 273, R.O.D.C., Tn., North 74°-25'-33" West, 355.66 Feet to a point;

Thence North 62°-59'-10" West, 192.83 Feet to a point;

Thence North 80°-13'-14" West, 147.98 Feet to a point;

Thence South 66°-10'-41" West, 86.33 Feet to a point;

Thence leaving said Creek and with the westerly line of the Baltz property, South 4°-03'-50" West, 403.00 Feet to a point;

Thence South 6°-44'-38" West, 45.98 Feet to a point;

Thence with the westerly line of the property of D. R. Pirtle, Book 5155, Page 150, R.O.D.C., Tn., South 15°-17'-48" West, 144.86 Feet to a point;

Thence with the northerly line of White Oaks Associates, Book 4866, Page 870, R.O.D.C., Tn., North 58°-01'-11" West, 110.00 Feet to a point;

Thence South 39°-57'-49" West, 125.00 Feet to a point;

Thence North 55°-32'-11" West, 100.00 Feet to a point;

Thence South 49°-57'-49" West, 335.00 Feet to a point;

Thence South 84°-57'-49" West, 657.00 Feet to a point;

Thence with the easterly and northerly line of a portion of the remaining property of the First American National Bank, Book 5086, Pages 959-964, R.O.D.C., Tn., North 6°-02'-11" West, 290.00 Feet to a point;

Thence North 68°-40'-17" West, 101.11 Feet to a point in the Dry Fork Creek;

Thence with the northerly line of the property of John W. Hayes, Sr., Book 4990, Page 458, R.O.D.C., Tn., and with said Creek, North 56°-46'-42" West, 109.16 Feet to a point;

Thence South 84°-45'-37" West, 44.68 Feet to a point;

Thence with the easterly line of a portion of the remaining property of First American National Bank, Book 5086, Pages 959-964, and leaving said Creek, North 19°-15' East, 147.82 Feet to a point;

Thence South 70°-45' East, 50.00 Feet to a point;

Thence North 19°-15' East, 180.00 Feet to a point;

Thence North 22°-45' West, 335.00 Feet to a point;

Thence North 65°-30' West, 400.00 Feet to a point;

Thence North 4°-16'-07" West, 309.05 Feet to a point;

Thence North 4°-59'-15" East, 64.00 Feet to a point;

Thence with the easterly line of property of Linus W. Leppink, Jr., Book 5298, Page 970, North 4°-59'-15" East, 710.10 Feet to the point of beginning,

And Containing 142.25 Acres.

BEING part of the same property conveyed to First American National Bank in Nashville, by deed from William K. Beasley, Trustee, of record in Book 5086, page 959, and by deed from Ibec-Martin Corporation, of record in Book 5102, page 718, Register's Office for Davidson County, Tennessee.

Subject to all public utility easements and drainage easements that may affect the premises.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5584 PAGE 279

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
			604562.50- CO	
			1571.96 CO TX	
			.50 PRFEE	
			15.00 MDELO	
			CHECK 1567.46-	
			0569A03/28/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 82672

COUNTY REFERENCE

MAR 28 3 39 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 749588