BOOK 5660 PAGE 757

VOL 374 577

WARRANTY DEED

File Box 21

FROM: James M. Ward, Executor

TO: Maryland Farms Associates

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Maryland Farms Associates
Suite 350
One Maryland Farms
Brentwood, Tennessee 37027

Send Tax Bills To: Same

Map-Parcel Numbers
PT 11 - 1 AND 11 - 1.04

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thirty-Two Thousand One Hundred Seventy-Six and 07/100 Dollars ($332,176.07).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of September, 19 80.

Notary Public

My Commission Expires: June 15, 1983

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration James M. Ward, executor of the Estate of J. Truman Ward has bargained and sold, and by these presents does transfer and convey unto the said Maryland Farms Associates, a Tennessee limited partnership, its heirs, successors, and assigns, a certain tract or parcel of land in Williamson and Davidson Counties, State of Tennessee, described as follows, to wit:

> See legal description attached hereto as Collective Exhibit "A".
>
> Being a part of the property conveyed to J. Truman Ward and wife by deed from James I. Pewitt, and wife of record in Book 71, page 127, Register's Office for Williamson County, Tennessee and by deed from Caroline Thompson Caldwell of record in Book 72, page 400, said Register's Office.

This is unimproved property, known as Old Hickory Boulevard and Brentwood Lane.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Maryland Farms Associates, its heirs, successors, and assigns, forever.

And I do covenant with the said Maryland Farms Associates 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.

BOOK 5660 PAGE 758 VOL 374 578

And I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said Maryland Farms Associates, its heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of September, 1980.

James Muncie Ward
JAMES M. WARD, Executor of the Estate of
J. Truman Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara M. Lee, a Notary Public in and for said County and State, the within named JAMES M. WARD, Executor of the Estate of J. Truman Ward, 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 30th day of September, 1980.

Barbara M. Lee
Notary Public

My Commission Expires:
Jan 15 1982

RNB/jaj/9-29-80

EXHIBIT "A"

TRACT NO. 1, MARYLAND FARMS VOL 374 579

BOOK 5660 PAGE 759

A tract of land in the First, formerly the 16th, Civil District of Metropolitan Nashville-Davidson County, Tennessee, described as follows:

Beginning at a point at the intersection of the southerly right-of-way of Old Hickory Blvd. and the easterly right-of-way of Brentwood Lane; thence,

1. With the southerly right-of-way of Old Hickory Blvd., S 88° 14' 27" E, 170.81 feet, more or less, to a point; thence,

2. S 86° 22' 31" E, 1599.84 feet, more or less, to the beginning of a curve; thence,

3. With said curve to the left (radius 1859.50'), easterly a distance of 321.21 feet to the northwesterly corner of G. A. Noble property as of record in Book 57, Page 290, R.O.W.C., Tennessee; thence,

4. With the westerly line of Noble and a curve to the right (radius 452.78'), southwesterly a distance of 250.03 feet to a point; thence,

5. S 57° 08' W, 244.10 feet, more or less, to a point on the county line between Davidson and Williamson Counties; thence,

6. With said county line, N 86° 05' 11" W, 1239.6 feet, more or less, to a point; thence,

7. Continuing with the county line, N 86° 05' 47" W, 600.63 feet to a point in the easterly right-of-way of Brentwood Lane; thence,

8. With the easterly right-of-way of Brentwood Lane, N 3° 36' 15" E, 121.19 feet; thence,

9. N 47° 36' 23" E, 144.34 feet to the point of beginning and containing 12.41 acres, more or less, according to a plat by Ragan-Smith-Murphy & Associates dated September 10, 1980.

This property is presently zoned R-40 (Metropolitan Nashville-Davidson County, Tennessee).

EXHIBIT "A"

VOL 374 580

TRACT NO. 2, MARYLAND FARMS

BOOK 5660 PAGE 760

A tract of land in the 15th Civil District of Williamson County, City of Brentwood, Tennessee.

Beginning at a point on the county line between Davidson and Williamson Counties at the northeasterly corner of Office Building No. 3, said point being S 86° 05' 47" E, 600.63 feet from the easterly right-of-way of Brentwood Lane as measured along the county line; thence,

1. With the county line, S 86° 05' 11" E, 1239.6 feet, more or less, to a point; thence,

2. With the easterly line of the original tract of which this is a part, S 57° 08' W, 1400.40 feet, more or less, to the northerly right-of-way of Maryland Way; thence,

3. With the northerly right-of-way of Maryland Way with a curve to the left (radius 1285), southwesterly a distance of 200 feet to a point at the southeasterly corner of O.B. #2; thence,

4. With the westerly line of O.B. #2, N 3° 54' 13" E, 251.8 feet to a point at the northeasterly corner of O.B. #2; thence,

5. With the northerly line of O.B. #2, N 86° 05' 47" W, 144.77 feet to a point at the southeasterly corner of O.B. #1; thence,

6. With the easterly line of O.B. #1, N 3° 54' 15" E, 238.00 feet to a point in the south line of O.B. #3; thence,

7. With the southerly line of O.B. #3, S 86° 05' 47" E, 245.47 feet to a point at the southeasterly corner of O.B. #3; thence,

8. With the easterly line of O.B. #3, N 3° 36' 15" E, 394.94 feet to the point of beginning and containing 14.94 acres, more or less, according to a plat by Ragan-Smith-Murphy & Associates, Inc. dated September 10, 1980

This property is zoned C-O (City of Brentwood).

EXHIBIT "A"

BOOK 5660 PAGE 761

TRACT NO. 3, MARYLAND FARMS

VOL 374 581

A tract of land in the City of Brentwood, in the 15th Civil District of Williamson County, Tennessee, being more fully described as follows:

Beginning at an iron pin at the southwesterly corner of the "Kusan Lot" as recorded in Deed Book 331, Page 739, R.O.W.C., Tennessee; said pin being on the northerly right-of-way line of future Maryland Way and proceeding as follows:

1. With the northerly right-of-way line of the future Maryland Way, S 51° 22' 15" W, 76.0 feet; thence,
2. With an 884.30-foot radius curve to the right, 236.81 feet; thence,
3. Northwardly with a 153.97-foot radius curve to the left, 60.55 feet; thence,
4. With a 50-foot radius curve to the right, 71.11 feet; thence,
5. With a 480-foot radius curve to the left, 314.12 feet; thence,
6. N 3° 16' 45" E, 147.06 feet; thence,
7. With a 50-foot radius curve to the right, 78.54 feet; thence,
8. S 86° 43' 15" E, 12.50 feet to an iron pin at the northwesterly corner of the "Kusan Lot"; thence,
9. With Kusan's westerly line, S 3° 16' 35" W, 257.05 feet to an iron pin; thence,
10. S 34° 57' 01" E, 209.63 feet to the point of beginning and containing 1.740 acres as per plat by Ragan-Smith-Murphy & Associates dated September 10, 1980.

EHXIBIT "A"

VOL 374 582

TRACT NO. 4 - MARYLAND FARMS

PROPERTY DESCRIPTION

BOOK 5660 PAGE 762

A tract of land in the 15th Civil District of Williamson County, City of Brentwood, Tennessee and being more particularly described as follows:

Beginning at a point at the intersection of the westerly right-of-way of Brentwood Boulevard and the northerly right-of-way of Cadillac Drive. Said point being the southeasterly corner of Lot No. One, Section One, Maryland Farms, as of record in Plat Book 7, Page 21, R.O.W.C., Tennessee and proceeding:

1. With the westerly right-of-way of Brentwood Boulevard, S 3° 36' 15" W, 570.74 feet to a point at the intersection of the westerly right-of-way of Brentwood Boulevard and the southerly right-of-way of Old Brentwood Lane; thence,

2. With the southerly right-of-way of Old Brentwood Lane, N 86° 43' 15" W, 222.50 feet to the beginning of a curve; thence,

3. With said curve to the left (radius 50'), southwesterly a distance of 78.54 feet; thence,

4. N 3° 16' 45" E, 80.58 feet to a point in the center of Old Brentwood Lane and also being the beginning of a curve; thence,

5. With said curve to the left (radius 566.32'), northwesterly a distance of 140.87 feet; thence,

6. With a curve to the left (radius 650.00') northwesterly a distance of 334.80 feet to a point at the end of return curve of Cadillac Drive; thence,

7. With the return curve at Cadillac Drive with a curve to the left (radius 50') southeasterly a distance of 72.81 feet to a point on the northerly right-of-way of Cadillac Drive; thence,

8. With the northerly right-of-way of Cadillac Drive with a curve to the right (radius 572.14') northeasterly a distance of 371.47 feet to a point; thence,

9. S 86° 43' 15" E, 41.58 feet to the point of beginning and containing 180,227 square feet or 4.137 acres.

EXHIBIT "A"

TRACT NO. 5, MARYLAND FARMS

VOL 374 583

BOOK 5660 PAGE 763

A tract of land in the City of Brentwood, in the 15th Civil District of Williamson County, Tennessee, being more fully described as follows:

Beginning at an iron pin at the northwesterly corner of Lot No. 1 of Section One of Maryland Farms as recorded in Book 7, Page 21, R.O.W.C., Tennessee, said pin is also on the Williamson-Davidson County line and proceeding as follows:

1. With the westerly line of Lot 1, S 3° 36' 15" W, 240.46 feet; thence,
2. S 36° 56' 38" W, 150.00 feet; thence,
3. Northwestwardly with a 650-foot radius curve to the left, 253.34 feet; thence,
4. With a 2000-foot radius curve to the left, 150.34 feet; thence,
5. N 10° 18' 20" E, 150.00 feet; thence,
6. N 3° 36' 15" E, 100.87 feet to a point on the Williamson-Davidson County line; thence,
7. With said line, S 86° 06' 46" E, 446.57 feet to the point of beginning and containing 3.052 acres as per plat by Ragan-Smith-Mur Associates dated September 10, 1980.

This property is presently zoned B-2 (City of Brentwood).

EXHIBIT "A"

VOL 374 584

BOOK 5660 PAGE 764

TRACT NO. 6, MARYLAND FARMS

A tract of land in the First, formerly 16th, Civil District of Davidson County, Tennessee, being more fully described as follows:

Beginning at the intersection of the present southerly right-of-way line of Old Hickory Boulevard and the westerly right-of-way line of Brentwood Lane and proceeding as follows:

1. With the westerly right-of-way line of Brentwood Lane, S 42° 23' 42" E, 140.56 feet; thence,

2. S 3° 36' 15" W, 115.96 feet to a point on the Williamson-Davidson County line; thence,

3. With said line, N 86° 06' 46" W, 926.97 feet; thence,

4. N 3° 36' 15" E, 183.16 feet to a point on the southerly right-of-way line of Old Hickory Boulevard; thence,

5. S 88° 11' 22" E, 826.26 feet to the point of beginning and containing 4.137 acres as per plat by Ragan-Smith-Murphy & Associates dated September 10, 1980.

This property is presently zoned R-40 (Davidson County).

6610 10/06 27.00- CHECK

EXHIBIT "A"

Tract No. 7, Maryland Farms

SURVEYOR'S DESCRIPTION

VOL 374 585

PARCEL N-3

BOOK 5660 PAGE 765

A parcel of land in Williamson County, Tennessee, being part of a 40.3± tract of land conveyed to J. T. Ward and wife by James I. Pewitt and wife, May 11, 1937, and recorded in Deed Book 71, Page 127, R.O.W.C., also being part of a 46-acre tract of land conveyed to J. T. Ward, et ux, by Caroline Thompson Caldwell, October 1, 1938, and recorded in Deed Book 72, Page 400, R.O.W.C., and being more particularly described as follows:

Beginning at an iron pin at the point of intersection of the Davidson-Williamson County line and the old west right-of-way line of Brentwood Lane;

Thence, S 86° 07' 00" E, 10.06 feet with the Davidson-Williamson County line to concrete monument number 19-48-3;

Thence, S 86° 05' 47" E, 49.94 feet, continuing with the Davidson-Williamson County line to an iron pin in the old east right-of-way of Brentwood Lane;

Thence, S 03° 36' 15" W, 848.94 feet with the said east right-of-way line of Brentwood Lane to an iron pin;

Thence, N 86° 43' 15" W, 60.00 feet to an iron pin;

Thence, N 03° 36' 15" E, 849.59 feet with the old west right-of-way line of Brentwood Lane to the point of beginning.

Containing 50,939± square feet or 1.17± acres.

WILLIAMSON COUNTY — STATE OF TENNESSEE
Received for record the 1 day of Oct 19 80
at 4:20 o'clock P M Noted in Note Book 20 page 6
and Recorded in Book No. 314 page 527 State Tax
Paid 863.72 Fee .50 Recording Fee 27.00 Total 891.22
Receipt No. 19267 Witness my hand

J. D. Bennett, Registe

IDENTIF. REFERENCE

OCT 6 1 51 PM '80

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

G.I.1.2.36