Prepared by: Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

# WARRANTY DEED

BOOK 5712 PAGE 417

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stan L. Force and wife, Sharon H. Force (NAME) | Same (NAME) | 172 |
| Rt Six C/o Jones Bros Construction (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | #148 |
| Mt Juliet, Tenn 37122 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Ten and No/100 ($10.00)---------- *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

IDENTIFICATION REFERENCE

FEB 20 8 27 AM '81

REGISTER DAVIDSON COUNTY, TENN.

G 2 9 9 8 9

HOLT HILLS DEVELOPMENT CO., INC.

*have bargained and sold, and by these presents do transfer and convey unto the said* STAN L. FORCE and wife, SHARON H. FORCE

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Tract No. 31 on the Plan of Holt Hills, Section 3, as of record in Book 5200, page 306, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said tract.

Being part of the same property conveyed to Holt Hills Development Company, Inc. by deed from Third National Mortgage Company, of record in Book 5167, page 768, said Register's Office.

Grantor herein expressly retains an easement for itself, its heirs, representatives and assigns in that portion of the aforesaid tract comprising a part of Holt Hills Road as shown on said plat for purposes of ingress and egress and installation of public utility lines, said easement to serve those parties named in the following sentence. The 50-foot private right-of-way shown on said plat as Holt Hills Road is intended to be used by all owners of tracts in Holt Hills, Section 3, as presently or hereinafter shown on the records of the Register of Deeds, as well as the owners of tracts in the undeveloped section of land owned by Holt Hills Development Co., Inc., which fronts on said road, and the owner of the James I. Vance Berry Tract. The rights, duties and obligations of the grantor and grantee of the use of said roadway are set forth in an Easement and Joint Roadway Use and Maintenance Agreement recorded in Book 5707, page 706, Register's Office for Davidson County, Tennessee, the terms of which are incorporated herein by reference, and this conveyance is subject to all the terms and conditions therein set forth.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 16th day of February A.D. 81

Affiant

My commission expires: 2/23/81

(Affix Seal)

Notary Public

713 02/20 12:50 - CHECK

This conveyance is also subject to the easement granted James I. Vance Berry, Trustee, set forth in Book 5707, page 706, said Register's Office.

Grantor also grants unto the said Stan L. Force and wife, Sharon H. Force, their heirs and assigns, a perpetual easement for ingress and egress and for installation of utilities over and across that portion of Holt Hills Road described on Exhibit "A" hereto attached, which easement is also subject to all the terms and conditions set forth in instrument of record in Book 5707, page 706, said Register's Office.

This conveyance is subject to restrictions of record in Book 5708 page 670, Register's Office for Davidson County, Tennessee, and to the plat of record in Book 5200, page 306, which plat contains an owner's certificate, certain setback lines and easements. Attention is called to the fact that the plat contains certain requirements, as set forth on Exhibit "B" attached hereto.

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

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* STAN L. FORCE and wife, SHARON H. FORCE *their heirs and assigns, forever.*

*And* we *do covenant with the said* STAN L. FORCE and wife, SHARON H. FORCE *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,* except for 1981 taxes; plan of record in Book 5200, page 306; all terms, conditions and obligations set forth in instrument of record in Bk.5707,p.706; easement to Vance Berry,Trustee in Bk.5707,p.706;easement for right-of-way of Holt Hills Road lying within boundaries of premises; easement for right-of-way of old road lying within the boundaries of premises,shown on survey made by James L. Murphy,dated 5-4-68;50-foot easement in Bk.4780,p.611 and restrictions in Bk.5708,p.670

*And* we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* STAN L. FORCE and wife, SHARON H. FORCE *their heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hands this* 6th *day of* February, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HOLT HILLS DEVELOPMENT CO., INC.

BY: Richard C. Argo, President

Evelyn Sutton, Sec. Treas.
Evelyn Sutton, Secretary-Treasurer

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

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

.....

.....

*the 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*.....

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*STATE OF*.....
*COUNTY OF*.....

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

.....

.....

*the 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*....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

*Commission Expires*.....

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me,* the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Richard C. Argo and Evelyn Sutton, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves ~~xxxxx~~ *to be* President and Secretary-Treasurer *of the* Holt Hills Development Co., Inc., *the within named bargainor, a corporation, and that* ~~they~~ *as such* President and Secretary-Treasurer, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves ~~xxxxx~~ *as* President and Secretary-Treasurer.

*Witness my hand and seal, at office in* Nashville, Tennessee,

*this* 6th *day of* February, *19* 81.

Gail P. Ley
*Notary Public*

*Commission Expires* GAIL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE 2/23/81.

Prepared by:
Anderson-Delk & Assoc.
4741 Trousdale Drive
Nashville, TN 37220

LEGAL DESCRIPTION 

Being a 50 foot Right-of-way easement across the property of Holt Hills Development Inc. the deed for which is of record in Book 5167 Page 768 Register's Office of Davidson County, said Right-of-Way beginning at the northerly margin of Holt Road and running generally northwardly and being more particularly shown on a plat of Holt Hills Section Three, said plat to be recorded in the Register's Office of Davidson County, Tennessee, said Right-of-Way easement being more particularly described as follows:

Beginning at a point on the northerly margin of Holt Road said point being on the southwesterly end of a 25 foot radius return on the southeasterly corner of Lot Number 21 of Section Two-A Holt Hills as of record in Book 5210 Page 145 Registers Office for Davidson County, TN; thence around said 25 foot radius return a distance of 39.23 feet to the end of said radius return; thence with the westerly margin of the R.O.W. dedication as shown on the aforesaid plat of Holt Hills Section Two-A and said Right-of-Way extended North 2 degrees 51 minutes East a distance of 648.80 feet to the start of a curve to the left said curve having a radius of 321.38 feet; thence around said curve a distance of 73.90 feet to the end of said curve; thence North 10 degrees 19 minutes 29 seconds West a distance of 71.17 feet to the beginning of a curve to the right having a radius of 1012.71 feet; thence around said curve a distance of 122.89 feet to the end of said curve; thence North 3 degrees 22 minutes 20 seconds West a distance of 220.77 to the beginning of a curve to the right having a radius of 2246.94; thence around said curve a distance of 443.51 feet to the end of said curve; thence North 7 degrees 56 minutes 13 seconds East a distance of 407.45 feet to the beginning of a curve to the right having a radius of 340.89 feet; thence around said curve a distance of 70.00 feet

to the end of said curve and the beginning of another curve to the left having a radius of 171.46; thence around said curve to the left a distance of 117.38 feet to the end of said curve; thence North 19 degrees 31 minutes 12 seconds West a distance of 121.86 feet to the beginning of a curve to the left having a radius of 486.12 feet; thence around said curve a distance of 132.33 feet to the end of said curve; thence North 35 degrees 07 minutes 00 seconds West a distance of 96.62 feet to the beginning of a curve to the right having a radius of 208.74 feet; thence around said curve a distance of 122.60 to a point; thence radial to said curve North 88 degrees 32 minutes 08 seconds East a distance of 25 feet to the center of the 50 foot right-of-way easement described herein and being the beginning point of a 50 foot ingress and egress easement; thence continuing North 88 degrees 32 minutes 08 seconds a distance of 25 feet to a point on the easterly margin of the 50 foot right-of-way easement described herein; thence around a curve in a southeasterly direction, said curve having a radius of 158.74 feet, a distance of 93.23 feet to the end of said curve; thence South 35 degrees 07 minutes 00 seconds East a distance of 96.62 feet to the beginning of a curve to the right having a radius of 536.12 feet; thence around said curve a distance of 145.94 feet to the end of said curve; thence South 19 degrees 31 minutes 12 seconds East a distance of 121.86 feet to the beginning of a curve to the right having a radius of 221.46 feet; thence around said curve a distance of 151.61 feet to the end of said curve and the beginning of another curve to the left having a radius of 290.89 feet; thence around said curve to the left a distance of 59.74 feet to the end of the curve; thence South 7 degrees 56 minutes 13 seconds West a distance of 407.45 feet to the beginning of a curve to the left having a radius of 2196.94 feet; thence around said curve a distance of 433.67 feet to the end of said curve; thence South 3 degrees 22 minutes 20 seconds East a distance of 220.77 feet to the

BOOK 5712 PAGE 422

beginning of a curve to the left having a radius of 962.71 feet; thence around said curve a distance of 116.82 feet to the end of said curve; thence South 10 degrees 19 minutes 29 seconds East a distance of 71.17 feet to the beginning of a curve to the right having a radius of 371.38 feet; thence around said curve to the right a distance of 85.40 feet to the end of said curve and being a point on the westerly margin of a 50 foot Right-of-Way dedication as shown on the Plat of Section Two-A Holt Hills as of record in Book 5210 Page 145 Registers Office of Davidson County, Tennessee; thence along the Westerly margin of the 50 foot Right-of-Way Dedication South 2 degrees 51 minutes West a distance of 648.80 feet to the start of a 25 foot radius return as shown on the aforesaid Plat of Section Two-A Holt Hills; thence around said Radius return a distance of 39.14 feet to the end of said radius return said point being on the Northerly margin of Holt Road; thence along the Northerly margin of Holt Road in a Westerly direction and around a curve having a radius of 9457.63 feet a distance of 63.64 to the end of said curve; thence continuing with the Northerly margin of Holt Road North 87 degrees 14 minutes West a distance of 36.21 feet to the point of beginning of this description.

EXHIBIT "B"



The Plan of record in Book 5200, page 306, Register's Office for Davidson County, Tennessee, shows the following:

1. These lots are approved for single family residences containing not more than 5 bedrooms.

2. Each of these tracts contain areas of acceptable soil for the installation of the necessary sewage soil absorption system. Plot plans of proposed development, i.e., building locations, driveways, and sewage areas are to be approved by the Metro Health Department prior to the issuance of any building permits.

3. Each of these tracts will utilize private wells for the potable water supply. The proposed well locations are to be approved by the Metro Health Department prior to drilling.

4. No building permit shall be issued until a well has been drilled and approval received from the Metropolitan Health Department.

5. See owners certificate for dedication of utility anchor easements, public utility and drainage easements and private road easement.

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5712 PAGE 424

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 |
|---|---|---|---|---|
| | | | 35000.00- CO | |
| | | | 91.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 21.00 WDEED | |
| | | | CHECK | 112.50- |
| 0713A02/20/81 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 29989

IDENTIF. REFERENCE T

FEB 20 8 27 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 807568