FILE 1 OF 37

"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

BOOK 5785 PAGE 716

Address New Owner as Follows: G. Ward Lovell, Jr.
Duanny Wright Lane
R-1
Hermitage, TN 37076

Send Tax Bills to: Same

Map-Parcel Nos.: 124 P/O 36 jk

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Belinda City, Inc., a Tennessee corporation (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto the said G. Ward Lovell, Jr. (the "Grantee"), his heirs and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference.

This is (un)improved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, that it has a good right to convey it, and that the same is unencumbered, except as set forth in Exhibit A hereto.

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

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17 day of August, 1981.

BELINDA CITY, INC.

By: A H Johnson Pres

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Cristi D. Barry, a Notary Public of the State and County aforesaid, personally appeared A. V. Johnson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Belinda City, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 17 day of August, 1981.

Cristi D. Barry
Notary Public

My Commission Expires: 1-

CRISTI G. BARRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 31,800.00.

G. Ward Lovell, Jr.
Affiant

Subscribed and sworn to before me, this the 18 day of August, 1981.

Cristi D. Barry
Notary Public

My Commission Expires: 1-

CRISTI G. BARRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

I. A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to, and being identified as Tract 16 on, an unrecorded survey by J. Bruce Rainey, Registered Land Surveyor, dated July 17, 1981 (Job No. 81-132), as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of this tract and also being 639.68' west of the intersection of the southerly margin of Hobson Pike and the original easterly line of the Belinda City, Inc. property, of which this is a part; thence leaving the margin of said Pike S06°00'00"W 1120.50' to an iron pin; thence S82°00'33"E 615.81' to an iron pin in the line of the U. S. Government land; thence with the Government line and a fence the following calls: S06°16'23"W 458.23' to a Government monument; thence N86°51'24"W 787.86' to a Government monument; thence N49°34'04"W 248.53' to an iron pin; thence leaving the Government line and fence N07°02'59"E 1438.20' to an iron pin on the southerly margin of the aforesaid Hobson Pike; thence with the southerly margin of said Pike N86°11'30"E 357.50' to the point of beginning, containing 20.01 acres, more or less.

Being a portion of the property conveyed to Belinda City, Inc. by deed from Robert Baltz, Jr., et al., of record in Book 5430, page 605, Register's Office for Davidson County, Tennessee.

Together with and subject to a joint use easement for the purpose of constructing and maintaining water lines for this and other parcels, more particularly described as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of the above described tract; thence with the margin of said Hobson Pike S86°11'30"W 439.28' to a point; thence crossing Hobson Pike N09"14'44"E 81.27' to a point on the northerly margin of the same; thence continuing N09°14'44"E 993.44' to a point on the southerly margin of Pugh Road; thence with the margin of the same N83°32'39"W 25.03' to an iron pin; thence leaving the margin of said Road and with a fence S09°14'44'W 998.03' to a point on the northerly margin of Hobson Pike; thence crossing said Hobson Pike and continuing S09°14'44"W 81.26' to a point on the southerly margin of said Pike; thence continuing S09°14'44'W 25.63' to a point; thence N86° 11'30"E 466.42' to a point on the easterly line of the above described tract; thence with the easterly line N06°00'00"E 25.37' to the point of beginning.

SUBJECT ALSO TO:

1. 1981 real property taxes, which have been prorated and assumed by the Grantee;

2. Grant of transmission line easement by Robert J. Baltz, Jr., et al. to the United States of America, including a covenant that no buildings or fire hazards shall be erected or maintained within the limits of the right-of-way, which covenant shall run with the land, by instrument of record in Book 2335, page 482, Register's Office for Davidson County, Tennessee;

3. Declaration of Taking and Judgment filed and entered in the United States District Court for the Middle District of Tennessee, Nashville Division, in the case of United States of America upon the relation and for the use of the Tennessee Valley Authority vs. Robert J. Baltz, Jr., et al., no. 5889 with respect to a permanent easement and right-of-way for electric power transmission purposes, certified copies of which are of record in Book 4446, page 427, and in Book 5055, page 857, respectively, said Register's Office; and

4. Easement for the flow of any creeks, branches, ponds, or waterways.

II. A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to, and being identified as Tract 17 on, an unrecorded survey by J. Bruce Rainey, Registered Land Surveyor, dated July 17, 1981 (Job No. 81-132), as follows:

> Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of this tract and also being 248.48' west of the intersection of the southerly margin of Hobson Pike and the original easterly line of the Belinda City, Inc. property, of which this is a part; thence leaving the margin of the said Hobson Pike S06°54'25"W 1200.03' to an iron pin; thence N82°00'33"W 366.71' to an iron pin; thence N06°00'00"E 1120.50' to an iron pin on the southerly margin of said Pike; thence with the southerly margin of said Pike N86°11'30"E 391.20' to the point of beginning, containing 10.01 acres, more or less.

Being a portion of the property conveyed to Belinda City, Inc. by deed from Robert Baltz, Jr., et al., of record in Book 5430, page 605, Register's Office for Davidson County, Tennessee.

Together with and subject to a joint use easement for the purpose of constructing and maintaining water lines for this and other parcels, more particularly described as follows:

> Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of the above described tract; thence with the margin of said Hobson Pike S86°11'30"W 830.48' to a point; thence crossing Hobson Pike N09°14'44"E 81.27' to a point on the northerly margin of the same; thence continuing N09°14'44"E 993.44' to a point on the southerly margin of Pugh Road; thence with the margin of the same N83°32'39"W 25.03' to an iron pin; thence leaving the margin of said Road and with a fence S09°14'44"W 998.03' to a point on the northerly margin of Hobson Pike; thence crossing said Hobson Pike and continuing S09°14'44"W 81.26' to a point on the southerly margin of said Pike; thence continuing S09°14'44"W 25.66' to a point; thence N86°11'30"E 857.21' to a point on the easterly line of the above described tract; thence with the easterly line N06°54'25"E 25.44' to the point of beginning.

SUBJECT ALSO TO:

1. 1981 real property taxes, which have been prorated and assumed by the Grantee;

2. Approved areas for overflow as shown on an unrecorded survey of Bruce Rainey & Associates dated July 8, 1981, as revised on July 15, 1981, including a notation that no cut, fill, driveway or water line installation shall be made in such approved areas and that such approved areas shall be left undisturbed in their natural condition;

3. Grant of transmission line easement by Robert J. Baltz, Jr., et al. to the United States of America, including a covenant that no buildings or fire hazards shall be erected or maintained within the limits of the right-of-way, which covenant shall run with the land, by instrument of record in Book 2335, page 482, Register's Office for Davidson County, Tennessee;

4. Declaration of Taking and Judgment filed and entered in the United States District Court for the Middle District of Tennessee, Nashville Division, in the case of United States of America upon the relation and for the use of the Tennessee Valley Authority vs. Robert J. Baltz, Jr. et al., no. 5889 with respect to a permanent easement and right-of-way for electric power transmission purposes, certified copies of which are of record in Book 4446, page 427, and in Book 5055, page 857, respectively, said Register's Office; and

5. Easement for the flow of any creeks, branches, ponds, or waterways.

G 5 6 4 7 7.

IDENTIF. REFERENCE

AUG 21 1 52 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5785 PAGE 721

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
			31800.00- CO	
			62.68 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK	98.18-
			3841A08/21/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 6 4 7 7 1

IDENTIF. REFERENCE

AUG 21 1 52 PM '81

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

No. 839486