WARRANTY DEED

BOOK 5791 PAGE 351

FROM: J. Jefferson Edwards, Trustee, Grantor

TO: Watt-Wise Construction Company, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
Watt-Wise Construction Company
9000 East Church Street
Brentwood, Tennessee 37027

Send Tax Bills To:
Same

Map-Parcel Numbers
162-16-173 and part of 162-16-174

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty-Three Thousand Eight Hundred Twenty-One and no/100 Dollars ($53,821.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 2nd day of SEPTEMBER, 19 81.

Notary Public

My Commission Expires: 7/21/85

FOR AND IN CONSIDERATION OF the sum of Fifty-Three Thousand Eight Hundred Twenty-One and no/100 Dollars ($53,821.00), of which the Grantee has paid the sum of Ten Thousand Seven Hundred Sixty-Four and no/100 Dollars ($10,764.00) in cash and for the remainder of which, Grantee has executed a promissory note payable to Grantor in the original principal amount of Forty-Three Thousand Fifty-Seven and no/100 Dollars ($43,057.00), secured by a Deed of Trust being recorded simultaneously herewith, J. Jefferson Edwards, Trustee, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Watt-Wise Construction Company, a Tennessee corporation, Grantee, its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> All of that property described on Exhibit A attached hereto and by reference made a part hereof as fully as if copied herein verbatim.

This is unimproved property, which is a portion of Mill Creek Club, Nashville, Tennessee.

6492

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, its heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for the lien for 1981 taxes which have been assumed and will be paid by the Grantee, easements and restrictions of record, the easement for the flow of Mill Creek, and all matters shown on the recorded plat of the property.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 2 day of September, 1981.

J. Jefferson Edwards, Trustee

J. JEFFERSON EDWARDS, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CHRISTINE WILLSON, a Notary Public in and for said County and State, the within named J. JEFFERSON EDWARDS, 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 2 day of September, 1981.

Christine Willson

Notary Public

My Commission Expires: JANUARY 15, '83

G5867.2

IDENTIF. REFERENCE

SEP 4 8 49 AM '81

FELIX ... SON II REGISTER
DAVIDSON COUNTY, TENN.

BUSH

WHW/8-28-81

EXHIBIT A

LEGAL DESCRIPTION

TRACT I

Being a 3.60 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee said tract lying on the west side of Mill Creek Drive.

Beginning at a point on the westerly margin of Mill Creek Drive, said point being the most northeast corner of the development known as "Addition to Section One - Phase One Mill Creek Club - Condominium Townhouses" as of record in Book 5050, Page 103 Register's Office of Davidson County, Tennessee; thence leaving said westerly margin, North 45 degrees 35 minutes 30 seconds West a distance of 332.47 feet to an iron pin; thence North 47 degrees 05 minutes 30 seconds East a distance of 439.12 feet to an iron pin; thence North 82 degrees 59 minutes 40 seconds East a distance of 193.69 feet to an existing concrete monument, said monument lying on the westerly margin of Mill Creek Drive; thence in a southwesterly direction along the westerly margin of Mill Creek Drive around a curve to the right having a radius 520.00 feet a distance of 277.14 feet to an existing concrete monument; thence continuing along said westerly margin around a curve to the right having a radius of 444.29 feet a distance of 162.37 feet to an iron pin; thence continuing with said westerly margin, South 44 degrees 24 minutes 30 seconds West a distance of 210.28 feet to the point of beginning.

TRACT II

COMMON AREA OF MILL CREEK CLUB

Beginning at an existing monument in the West margin of Mill Creek Drive, and bordering the property formerly known as the "Common Area" of Mill Creek Club; thence, along a line South 82 degrees 59 minutes 40 seconds West 193.69 feet to an existing iron pin; thence along a line South 47 degrees 05 minutes 30 seconds West 154.61 feet to an existing iron pin; thence along a line North 45 degrees 38 minutes 05 seconds West 210.00 feet to a point; thence North 44 degrees 21 minutes 55 seconds East 190.00 feet to a point within the aforementioned "Common Area;" thence along a line South 64 degrees 31 minutes 27 seconds East 357.52 feet to the point of beginning, containing 1.27 acres, more or less.

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

RECEIVED OF _____

FOR _____

BOOK 5791 PAGE 354

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
			21.00- CO	
			109.00 CO TX	
			.50 PRFEE	
			3.00 MORT	
			CHECK	143.00-
			6498A03/04/81 CL	.00

RECEIPT IS ~~NOT~~ VALID UNTIL CHECK IS PAID BY BANK

658672

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IDENTIF. REFERENCE

SEP 4 8 49 AM '81

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

No. 842044