Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
G. Ward Lovell, Jr., et ux Rt. #1, Granny Wright Lane Hermitage, TN 37076	same	Map 124 Parcel 79

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

FXD

WARRANTY DEED

BOOK 5898 PAGE 332

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, B. P. Calvin, Jr. and wife, Judy Calvin, and B. P. Calvin, Sr. and wife, Marjorie Calvin (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said G. Ward Lovell, Jr. and wife, Caroline T. Lovell (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

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.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $14,500.00.

G. Ward Lovell, Jr.

Subscribed and sworn to before me this 15th day of June, 1982.

Darlene T. Marsh
Notary Public
My commission Expires: 10-17-82.

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.

This is unimproved property.

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, Grantee's heirs 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 as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of June, 1982, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

B. P. Calvin, Jr.

Judy Calvin

B. P. Calvin, Sr.

Marjorie Calvin

G 9 5 6 4 6

CROSS REFERENCE

JUN 15 11 25 AM '82

FELIX A. JOSCA II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Darlene T. Marsh, a Notary Public in and for said County and State, the within named B. P. Calvin, Jr., 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 15th day of June, 1982.

Darlene T. Marsh
Notary Public

My Commission Expires: 10-17-82

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Janice Lynn Robbins, a Notary Public in and for said County and State, the within named Judy Calvin, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of June, 1982.

Janice Lynn Robbins
Notary Public

My Commission Expires: 6-07-85

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Darlene T. Marsh, a Notary Public in and for said County and State, the within named B. P. Calvin, Sr., 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 15th day of June, 1982.

Darlene T. Marsh
Notary Public

My Commission Expires: 10-17-82

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Darlene T. M, a Notary Public in and for said County and State, the within named Marjorie Calvin, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of June, 1982.

Darlene T. Marsh
Notary Public

My Commission Expires: 10-17-82

EXHIBIT A

A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to, and being identified as Tract 15 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 997.18' 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 S07°02'59"W 1438.20' to an iron pin in the line of the U. S. Government land; thence with the Government line and a fence N49°34'04"W 402.83' to an iron pin; thence leaving the Government line and fence N07°02'59"E 1152.03' to an iron pin in the southerly margin of the aforesaid Hobson Pike; thence with the margin of the same N86°10'51"E 6.00' to a concrete highway monument; thence N86°11'30"E 336.50' to the point of beginning, containing 10.00 acres, more or less.

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 Northwest corner of the above described tract; thence with the margin of said Hobson Pike N86°10'51"E 6.00' to a point; thence N86°11'30"E 229.06' 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 998.03' to a point on the southerly margin of Pugh Road; thence with the margin of the same S83°32'39"E 25.03' to an iron pin; thence leaving the margin of said Road and with a fence S09°14'44"W 993.44' 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 with the southerly margin of said Pike N86°11'30"E 81.78' to an iron pin; thence leaving said Pike S07°02'59"W 25.46' to a point; thence S86°11'30"W 331.70' to a point; thence S86°10'51"W 10.80' to a point in the westerly line of the above described tract; thence with said westerly line N07°02'59"E 25.46' to the point of beginning.

Being the same property conveyed to B. P. Calvin, Jr. and wife Judy Calvin and B. P. Calvin, Sr. and wife, Margie Calvin, by deed from Belinda City, Inc. of record in Book 5794, page 225, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____ BOOK 5898 PAGE 337

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

145[illegible].00- CO
37.70 CO TX
.50 PRFEL
15.00 WDEED
CHECK 53.20-
2671A06/15/8L BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 5 6 4 6

JUN 15 11 25 AM '82

REGISTER
DAVIDSON COUNTY, TN

No. 886424