BOOK 5921 PAGE 12

WARRANTY DEED

BOOK 420 PAGE 680

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
MASSEY & WARD INVESTMENTS, INC. 5201 Maryland Way Brentwood, TN 37027	Same	159 p/o Par 113

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 31,950.76 .

Affiant

Sworn to and subscribed before me this 5th day of August, 1982.

Notary Public

My Commission Expires: 10/10/83

This Instrument Prepared By:
GORDON BOTTORFF WATERS & LITTLE PC
Maryland Manor
5201 Maryland Way
Brentwood, Tennessee 37027

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For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James M. Ward, as Executor of the Estate of James Truman Ward, deceased, with full power of sale, does hereby bargain, sell, transfer and convey to MASSEY & WARD INVESTMENTS, INC., a Tennessee Corporation, a certain tract or parcel of land situated partially in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, and partially in the Fifteenth Civil District of Williamson County, Tennessee, being proposed Lot 13 on the proposed Section 7 of Maryland Farms and shown as Tract No. 2 on "Boundary Survey for Maryland Farms Developers" by Ragan-Smith-Murphy & Associates, Inc., dated June 14, 1982, and being more particularly described as follows:

BEGINNING at a point on the proposed southerly right-of-way line of Old Hickory Boulevard, said point being 1838.62 feet, more or less, westerly from the intersection of the proposed southerly right-of-way line of Old Hickory Boulevard and the proposed westerly right-of-way line of Westpark Drive as measured along the proposed southerly right-of-way line of Old Hickory Boulevard and also being 60 feet south of the present southerly right-of-way line of Old Hickory Boulevard and also being the northwesterly corner of Tract No. 1 of said survey; thence,

1. With the common line between Tracts 1 and 2, S 14° 05' 47" W 557.51 feet to a point in the center of a proposed 50-foot road; thence,
2. N 86° 17' 00" W 334.0 feet to a point in a drain; thence,
3. With said drain as follows: N 12° 11' 42" E 215.27 feet; thence,
4. N 16° 14' 33" E 59.00 feet; thence,
5. N 41° 55' 26" E 46.8 feet; thence,
6. S 82° 56' 48" E 14.2 feet; thence,
7. N 17° 42' 53" E 144.70 feet; thence,
8. N 2° 31' 06" E 40.8 feet; thence,

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9. N 9° 26' 37" W 51.22 feet to a point on the proposed southerly right-of way line of Old Hickory Boulevard; thence,
10. With the proposed southerly right-of-way line of Old Hickory Boulevard, S 88°08' 32" E 324.48 feet to the point of beginning and containing 174,480 square feet or 4.0 acres.

BEING a part of the same property conveyed to J. T. Ward from Howard Gardner by deed recorded in Book 1284, page 246, Register's Office of Davidson County, Tennessee, and Book 81, page 52, Register's office of Williamson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MASSEY & WARD INVESTMENTS, INC., its heirs and assigns, forever.

James M. Ward, as Executor of the Estate of James Truman Ward, Deceased, covenants that the said James Truman Ward, Deceased, was lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, that it is free and unencumbered; except for the lien for 1982 real property taxes which are assumed by the Grantee; and that he will defend the title to said property unto the said MASSEY & WARD INVESTMENTS, INC., its heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

WITNESS my hand and seal this 5th day of August, 1982.

James Muncie Ward
James M. Ward, Executor
Estate of James Truman Ward

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared JAMES M. WARD with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Executor of the Estate of James Truman Ward, the within named bargainor, and that he as such Executor being authorized so to do, executed the foregoing for the purpose therein contained, by signing the name of the Estate by himself as Executor.

Witness my hand and official seal at Brentwood, Tn.
This 5th day of August, 1982.

Notary Public

My Commission Expires: 10/10/83

WILLIAMSON COUNTY -- STATE OF TENNESSEE
Received for record the 6th day of Aug 1982
at 12:42 o'clock P M Noted in Note Book 32 page 14
and Recorded in Book No. 420 page 680 State Tax
Paid 3.20 Fee .50 Recording Fee 6.00 Total 9.70
Receipt No. 38662 Witness my hand

, Registar

H0 6993

IDENTIF. REFERENCE

AUG 6 1 40 PM '82

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN