BOOK 420 PG. 931

WARRANTY DEED

BOOK 5923 PG. 348

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
WINNERS CORPORATION	(Same)	
P.O. Box 184		
Brentwood, TN 37027		

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 $ 500,000.00 .

Affiant

Sworn to and subscribed before me this 6th 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, MASSEY & WARD INVESTMENTS, INC., a Tennessee corporation, does hereby bargain, sell, transfer and convey to WINNERS CORPORATION, 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 Lot 13, Section 7 of Maryland Farms as recorded in Plat Book 8, page 39, Register's Office Williamson County, and Book _____, page _____, Register's Office Davidson County, and being more particularly described as follows:

According to a survey of two tracts designated Tracts 1 and 2 (being respectively Lots 14 and 13, Section 7, Maryland Farms) by Ragan-Smith-Murphy & Associates dated June 14, 1982;

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 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 ; 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,
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. BOOK 5923 PAGE 349

Together with a 50' non-exclusive easement for ingress and egress to Maryland Way as depicted on survey of Ragan, Smith, Murphy & Associates, dated June 14, 1982, and designated Proposed Road.

Together with an exclusive easement for ingress and egress along the western line of Tract 1 as shown on survey of Ragan, Smith, Murphy & Associates, dated June 14, 1982, and described as follows:

Beginning at an iron pin located at the Southeast corner of the above described tract; thence, South 86° 17' 0" East 25 feet to a point; thence, North 14° 5' 47" East 557.51 feet; thence, North 88° 08' 32" West 25 feet to a point in the eastern boundary of Tract 2; thence, along said boundary South 14° 05' 47" West 557.51 feet to the point of beginning, all forming a generally rectangular parcel 25 feet wide and 557.5 feet long.

BEING the same property conveyed by James M. Ward as Executor for the Estate of J. Truman Ward, Deceased, to Massey & Ward Investments, Inc., by deed recorded in Book 5921, page 12, Register's Office of Davidson County, Tennessee, and Book 420, page 680, 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 WINNERS CORPORATION, its heirs and assigns, forever.

AND Massey & Ward Investments, Inc., a Tennessee corporation does covenant with the said Winners Corporation that it is lawfully seized and possessed of said property, that it 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 it will defend the title to said property unto the said WINNERS CORPORATION, a Tennessee corporation, its heirs and assigns, against all persons claiming under Massey & Ward Investments, Inc.

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

MASSEY & WARD INVESTMENTS, INC.

Kenneth R. Larish, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared KENNETH R. LARISH with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of the MASSEY & WARD INVESTMENTS, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

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

Notary Public

My Commission Expires: 10/10/83

Mail- Gordon Batteff, Waters & Little
5201 Maryland Way
Brentwood, Tn. 37027

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H.O. 3 9 3 6

IDENTIF. REFERENCE

AUG 12 2 49 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WILLIAMSON COUNTY — STATE OF TENNESSEE.
Received for record the 10 day of Aug 1982
at 10:30 o'clock A M Noted in Note Book 32 page 18
and Recorded in Book No. 420 page 931 State Tax
Paid 1300 Fee 50 Recording Fee 6 00 Total 13 06 50
Receipt No. 38780 Witness my hand

J. D. Bennett, Register

TRANSFERRED

AUG 10 1982

WAYNE C. IRWIN, PROP. ASSESSOR
WILLIAMSON COUNTY