# WARRANTY DEED

This Form furnished by Attorneys Title Company, Inc.

BOOK 5984 PAGE 206 Form No. WD-2

FROM

KENNETH T. DUNCAN and wife,
MARGARET DUNCAN

TO

HICKORY FOREST, LTD., A Tennessee Limited Partnership

For draftsman's use

THIS INSTRUMENT PREPARED BY:

Brenda R. Measells
24th Floor, L & C Tower
Nashville, TN 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hickory Forest, Ltd. (NAME) | Archie B. Crenshaw (NAME) | 161-136 |
| 1-1 Curtis Hollow Road (STREET ADDRESS OR ROUTE NUMBER) | 1800 Century Blvd., N.E. Suite 1560 (STREET ADDRESS) | |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Atlanta, GA 30345 (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

H 23503 MAIL ENV. IDENTIF. REFERENCE Dec 29 2 12 PM '82 FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$165,000.00 [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 1982.

[signature] Notary Public

MY COMMISSION EXPIRES: Oct. 21, 1984

(AFFIX SEAL)

For and in Consideration of the sum of One Hundred Sixty-Five Thousand and No/100 ($165,000.00)---------- DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, we

KENNETH T. DUNCAN and wife, MARGARET DUNCAN (Grantors)

have bargained and sold, and by these presents do transfer and convey unto the said

HICKORY FOREST, LTD., A Tennessee Limited Partnership (Grantees),

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PROPERTY DESCRIPTION ATTACHED HERETO AS

EXHIBIT A

Grantors hereby warrant and represent to Grantees that there is a right of ingress and egress to the subject property from Ocala Drive a public road.

It is understood and agreed that part of the consideration for this transfer is that the final payments to the Grantors may be adjusted at closing to reflect pro-ration of taxes, real estate commissions and title insurance, all as reflected in a memorandum agreement dated September 3, 1982 between Kenneth T. Duncan and W. B. Granstaff, Trustee, which agreement survives the execution of this warranty deed.

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unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, the Grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 29th day of December, 1982

Kenneth T. Duncan

Margaret Duncan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Elizabeth F. Leach, a Notary Public in and for said County and State, the within named Kenneth T. Duncan and wife, Margaret Duncan the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of Dec., 19 82.

Elizabeth F. Leach, Notary Public.

Commission expires Oct. 21, 1984

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged self to be _____ of the _____, the within named bargainor, a corporation, and that be as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____, Notary Public.

Commission expires _____

EXHIBIT A



PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being of record in Plat Book 5200, Page 260 and more accurately described by a survey by Michael V. Holmes updated 12/22/82, to wit:

BEGINNING at a concrete monument in the Westerly margin of Nolensville Pike also being the most Northerly return monument; thence with a curve to the right (having a central angle of 90°00'00" and a radius of 25.00 feet) 39.27 feet to a concrete monument. Thence with a curve to the left (having a central angle of 27°46'19" and a radius of 429.51 feet) 208.19 feet to a concrete monument. Thence South 48°14'40" West 120.97 feet to a concrete monument. Thence with a curve to the right (having a central angle of 42°57'33" and a radius of 279.13 feet) 209.29 feet to a concrete monument. Thence North 88°47'41" West 614.49' feet to a concrete monument. Thence South 80°43'10 West 242.33 feet to a concrete monument. Thence North 44°30'28" West 60.54 feet to the point of beginning. Thence South 45°29'32" West 46.63 feet to an iron pin. Thence with a curve to the left (having a central angle of 40°44'07" and a radius of 40.00 feet) 28.44 feet to an iron pin. Thence South 80°49'57" West 821.63 feet to an iron pin. Thence North 8°09'08" East 191.33 feet to a monument. Thence North 6°26'42" East 300.24 feet to an iron pin. Thence North 68°19'35" East 727.80 feet to an iron pin. Thence South 18°11'30" East 120.02 feet to an iron pin. Thence South 27°12'48" East 252.96 feet to a monument. Thence South 51°55'02" West 185.88 feet to a monument. Thence South 44°30'28" East 160.04 feet to a monument, also being the POINT OF BEGINNING, containing 436,616.389 square feet or 10.023 acres.

BEING a portion of the same property conveyed to Kenneth T. Duncan by deed from Home Federal Savings & Loan Association of record in Book 5336, Page 264, Register's Office for Davidson County, Tennessee and the said Kenneth T. Duncan having conveyed his interest in the said property to Kenneth T. Duncan and wife, Margaret Duncan, through James K. Woodard, Trustee of record in Book 5844, Page 60, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

1/[illegible]-0- CO
439.50 CO TX
.50 PRFEE
9.00 WDEED
CHECK 438.50-
[illegible] 38L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 23503

IDENTIF. REFERENCE

DEC 29 2 12 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 918217