WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

J. H. Baker, Trustee
4177 Andrew Jackson Parkway
Hermitage, Tn 37076

Same

map 8 S Par 141
map 96 Par 124
map 85 Par 136

BOOK 5990 PAGE 348

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, CARL N. GESSLER, have bargained and sold, and by these presents, do transfer and convey unto the said J. H. BAKER, TRUSTEE, with full power to sell, mortgage, transfer or convey, without the joinder of any beneficiary, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I: Land in the third, formerly 2nd, Civil District of Davidson County, Tennessee, described according to two surveys made by C. J. Carney, Surveyor, the first being dated April 19, 1953, and the second bearing the date of June 6, 1953, described together as follows:

Beginning at a stake in a wire fence 10 feet west of Culp's northwest corner, running North 54° East 199 feet with the wire fence to Culp's inner corner; thence turning and running North 16° 30' West, 175 feet with a wire fence which is the west boundary line of M. M. Culp's property to the water edge of Stones River; thence South 74° 45' West down the river following the water edge 50 feet to a point; thence turning and running South 13° 30' West, 275 feet up the hill passing a 30 inch beech at 95 feet to the beginning.

TRACT II: Land in the 3rd, formerly the 2nd Civil District, described according to a copy of a survey made by J. C. Carney, August 6, 1955, as follows:

Beginning at the southwest corner of the property conveyed to Nell E. Hudson by deed from Elijah Munn and wife, of record in Book 911, page 88, Register's Office for said County, said Hudson's property subsequently conveyed to Jordan and said corner now being

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $90,000.00.

Subscribed and sworn to before me, this 6th day of January, 1983.

J. H. Baker, Trustee
Affiant

My commission expires: 4-21-85

Notary Public

OFFICIAL RECEIPT

an inner corner of Jordan property; thence with said Jordan's inner southerly line along a fence, North 89° 30' East, 150 feet to said Jordan's inner southwest corner; thence with said Jordan's easterly line along a fence; North 3° 30' East, 170 feet to the low water mark of Stones River; thence with the low water mark of Stones River, North 89° 30' East, 100 feet to a point; thence with the same, North 75° 30' East, 240 feet to the northwest corner of the property conveyed to Charles P. Chilton, Sr., by deed from Elijah Munn and wife, of record in Book 2149, page 341, Register's Office for said County; thence with said Chilton's westerly line, South 13° 30' West 275 feet to a point; thence with the same along a fence, North 54° West 124.3 feet to a point; thence with the same South 16° 40' West, 173 feet to a 30 inch hackberry; thence with the same South 20° 45' East, 315 feet to Crockett's northerly line; thence with Crockett's line and continuing with Bransford's northerly line along a fence, South 80° West, 442 feet to a point; thence with Jordan's easterly line along a fence, North 3° East, 680 feet to the beginning.

Being part of the same property conveyed to Carl N. Gessler by deed from Medical Enterprises of Donelson, Inc. of record in Book 5512, page 480, Register's Office for Davidson County, Tennessee.

The conveyance of Tract 1 is made subject to a perpetual easement and right to flood premises for such parts thereof as may be necessary as a result of the operation of the Cheatham Lock & Dam Project on the Cumberland River with all other additional rights as are fully set out in "Deed of Flowage Easement" from Charles P. Chilton, Sr. and wife, Hazel K. Chilton, to the United States of America dated March 24, 1954, filed March 24, 1954, and recorded in Book 2272, page 231, of the Register's Office for Davidson County, Tennessee. Further, the conveyance of Tract 1 is made subject to an easement for a right of way of Munn Road lying within the boundaries of said premises.

Additionally, the conveyance of Tract 2 above is made subject to the following:

1. A perpetual easement and right to flood the premises or such parts as may be necessary as a result of the operation of the Cheatham Lock & Dam Project on the Cumberland River with all other and additional rights as are fully set out in "warranty deed of flowage easement" from Elijah Munn and wife, to the United States of America, as of record in Book 2272, page 337, Register's Office for Davidson County, Tennessee.

2. Easement for a right of way 12 feet wide along the northerly part of the westerly line of premises granted Nelle Hudson by Elijah Munn and wife, and set out in instrument of record in Book 911, page 88 of the Register's Office for Davidson County, Tennessee.

3. By deed from Sally E. Munn to Donelson Shopping Center Corporation of record in Book 3116 , page 425, Register's Office for Davidson County, Tennessee, there is reserved for Mrs. Edna B. Culp a general right of ingress and egress to Benson Avenue across the said conveyed property and expressly reserves

to herself, her heirs and assigns, forever, the right to demand such right of ingress and egress across said property at any times of her discretion, and the owners of said conveyed property shall immediately make available to her a reasonable roadway or right of way across said property to Benson Avenue which roadway the said owners shall maintain in a reasonable state of repair at their own expense.

4. Agreement for dedication of easement for sanitary sewers and/or storm dranage as is of record in Book 4806, page 513, of the Register's Office for Davidson County, Tennessee. Grantor reserves the right for such sewer easement for the development of the adjacent property.

5. Agreement for dedication of easement for sanitary sewers and/storm drainage as is of record in Book 5580, page 124, Register's Office for Davidson County, Tennessee. Grantor reserves the right for such sewer easement for the development of the adjacent property.

Margaret Gessler, wife of the said Carl N. Gessler, joins in this conveyance for the purpose of conveying and releasing any rights which she might have in said property by reason of the marital status.

This is unimproved property located at the end of Benson Road as Benson Road now exists in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenants, estate, title and interest thereto belonging to the said J. H. BAKER, TRUSTEE, with full power to sell, mortgage, transfer or convey, without the joinder of any beneficiary, his successors and assigns forever.

And I do covenant with the said J. H. Baker, Trustee, his successors and assigns, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as hereinabove set forth, and taxes for the years 1982 and 1983, subject to which this conveyance is executed.

Further, I Carl N. Gessler, have bargained and sold and by these presents, do transfer and convey unto the said J. H. Baker, Trustee, with full power to sell, mortgage, transfer or encumber, without the joinder of any beneficiary, his successors and

assigns, a perpetual right in easement to construct and maintain a sanitary sewer line from Carl N. Gessler's property across the Edna Culp property to an existing sewer trunk line, the said easement is more particularly described as follows:

> Beginning at a point in the westerly boundary of the Edna Culp land of record in Deed Book 1323, page 124, Register's Office for Davidson County, Tennessee, said point of beginning is also in the easterly line of the Carl N. Gessler property of record in Deed Book 5512, page 480, Register's Office for Davidson County, Tennessee, and is also North 15° West 10.00 feet from the southeast corner of the said Carl N. Gessler property and the common corner of the said Edna Culp land and the Sarah Byrd land of record in Deed Book 3643, page 116, Register's Office for Davidson County, Tennessee; thence leaving the Carl N. Gessler land North 73° 34' East 209.5 feet, more or less, to a point north of Munn or Benson Road (private); thence North 85° 50' West 50 feet to the end of said easement. The easement lies 10 feet each side of the above described line. It is the intent of this description to convey an easement north and east of the common line of the Edna Culp land and the Sarah Byrd land and lying wholly on the land of said Edna Culp.
>
> Being the same property conveyed to Carl N. Gessler by Deed for Sewer Easement from Edna Culp, of record in Book 5974, page 353, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said right in easement to J. H. Baker, Trustee, with full power to sell, mortgage, transfer or convey, without the joinder of any beneficiary, his successors and assigns, it being agreed that the right in easement hereby granted is appurtenant to and runs with the land being transferred to J. H. Baker, Trustee, with full power to sell, mortgage, transfer or convey, without the joinder of any beneficiary.

J. H. Baker, Trustee, with full power to sell, mortgage, transfer or convey, without the joinder of any beneficiary, his successors and assigns, shall have no right to sell the property or any portion thereof until all roads, sewers, water lines and utility lines have been completed in Phase I of the development as the same is shown on plans prepared by Miller, Wihry, and Lee,

OFFICIAL RECEIPT
FELIX Z. WILSON, II

Inc. and submitted to the Metropolitan Planning Commission with proposal No. 49-82-U. Phase I of the development is to contain nineteen (19) lots.

And I, Carl N. Gessler, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said J. H. Baker, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 6th day of January, 1983, at Nashville, Tennessee.

Carl N. Gessler

Margaret Gessler

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Annie G. Smith, a Notary Public in and for said County and State, the within named Carl N. Gessler and wife, Margaret Gessler, the bargainors, with whom I am personally acquainted, and who acknowleged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 1982.

Annie G. Smith
Notary Public

My Commission Expires: 4-21-85

RUSH

IDENTIF. REFERENCE

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JAN 7 4 18 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
			50000.00- CO	
			234.00 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK	249.50-
9960A01/07/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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1
Stanley Kay
11-7-1: 180m83
4. Warranty
Kay
Jeep 4
Tabor Co
Jeep

No. 920076