BOOK 5932 PAGE 985

FORM NO. WD-1

I 2 6 1 4 8

MAIL ENV.

IDENTIF. REFERENCE

JAN 14 10 33 AM '83

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 1982

Notary Public

MY COMMISSION EXPIRES: 10-29-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stinnett & Wilkinson, Attorneys, 108 South Main Street, Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario Ferrari (NAME)	Same (NAME)	Map 64 - 55
1915 West End Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 600 50
Nashville, Tn. 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13D 47030

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sanborn Productions, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mario Ferrari

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON and Cheatham COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT NO. 1: Land in Cheatham County, Tennessee, BEGINNING at an iron pin in the southerly margin of the railroad right of way, at the northeast corner of the Guy M. Owen property; thence along his line and along a fence, South 9° 57' 10" West 960 feet to an iron pin in the northerly boundary of the U.S.A. Tract No. G-706-2, of the Cheatham Lock and Dam project; thence with the same, North 84° 32' 50" West 1180.57 feet to an iron pin; thence along said Dam property and along a fence, North 5° 24' 16" East 396.79 feet to a point; thence South 75° 05' 44" East 850 feet to an iron pin; thence South 38° 54' 16" East 150 feet to an iron pin; thence North 51° 05' 44" West 210 feet to an iron pin; thence North 32° 54' 16" East 577.70 feet to an iron pin in the southerly right of way of the railroad; thence with the same, South 72° 07' 38" East 249.81 feet to the point of beginning, containing 13.43 acres, more or less.

TRACT NO. 2: Land in Cheatham County, Tennessee, BEGINNING at an iron pin in the southerly boundary of the railroad right of way, at the corner of the property conveyed to U.S.A. for Cheatham Lock and Dam project, being Tract No. G-706-1; thence with said Dam property, South 54° 54' 16" West 355 feet to an iron pin; thence North 50° 05' 44" West 440 feet to an iron pin; thence North 80° 14' 27" West 184.04 feet to a 12-inch hackberry; thence North 13° 04' 59" East 164.90 feet to an iron pin in the southerly boundary of the railroad right of way; thence with the same, South 72° 07' 38" East 477.50 feet to an iron pin; thence South 17° 59' 57" West 20 feet to an iron pin; thence South 70° 07' 38" East 340.19 feet to the point of beginning, containing 3.36 acres, more or less.

(description continued on attached sheet)

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

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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness it hand this 22nd day of December, 1982

SANBORN PRODUCTIONS, INC.

By: President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
~~Davidson~~ County
Cheatham

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared CARL S. FROST

~~and~~ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the PRESIDENT ~~respectively~~ of the Sanborn Productions, Inc. the within named bargainor, a corporation, and that (he) (they) as such PRESIDENT ~~being~~ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said CARL S. FROST as such PRESIDENT, ~~and attesting the same by the said~~ ~~as~~

Witness my hand and official seal at office at Ashland City, Tennessee on this the 22nd day of December, 19 82

My commission expires 10-29-84

James H. Stennett, Jr.
Notary Public

WARRANTY DEED

FROM
SANBORN PRODUCTIONS, INC.

TO
MARIO FERRARI

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WARRANTY DEED
From: Sanborn Productions, Inc.
To: Mario Ferrari

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(description continued)

TRACT NO. 3: Land in the 13th Civil District of Davidson County, Tennessee, BEGINNING in the center of the Old Hydes' Ferry Pike, the northwest corner of said tract in Talley's east line; thence with the center of said Pike, South 65-1/2° East 27 poles to Oglesby's northwest corner; thence with his west line, South 8-1/2° West 57 poles to low water mark on Cumberland River; thence down said River, South 85-1/4° West 27 poles to said Talley's southeast corner, a sycamore; thence with said Talley's line, North 8-1/2° East 71.6 poles to the beginning, containing approximately 10-1/2 acres, more or less.

INCLUDED in the above description, but EXCLUDED from this conveyance, is the right of way of the Tennessee Central Railroad.

BEING the same property conveyed to Sanborn Productions, Inc., by deed from Mario Ferrari and wife, Glenda Earl Ferrari, of record in Book 205, page 508, Register's Office for Cheatham County, Tennessee, and in Book 5532, page 979, Register's Office for Davidson County, Tennessee.
This conveyance is subject to an easement for the flow of Bull Run Creek, an easement conveyed to U.S.A. by Rufus W. Pafford and wife, of record in Book 2139, page 465, Register's Office for Davidson County, Tennessee, being Tracts Nos. G-706-1 and G-706-2 in connection with the Cheatham Lock and Dam Project on the Cumberland River, and subject to an unrecorded agreement for the right of way for ingress and egress between Tennessee Central Railroad and Rufus W. Pafford et al.

This conveyance is also subject to a flowage easement in connection with operations of Cheatham Lock and Dam Project as more particularly described in the cause of United States of America vs. Morgan White, et al., Civil Action No. 1703, U.S. District Court for the Middle District of Tennessee, a certified copy of which is of record in Book 2156, page 507, Register's Office for Davidson County, Tennessee.

As a part of the consideration for this conveyance is the return and cancellation of a note payable to Mario Ferrari, in the original principal sum of $190,000.00, more particularly described in an Installment Deed of record in Book 205, page 508, Register's Office for Cheatham County, Tennessee, and in Book 5532, page 979, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
CHEATHAM COUNTY:
Office of the Register 1-13, 1983
I, BETTY J. [illegible], Cheatham County Register do certify that this instrument and certificate were received 8:30 o'clock A.M. on 1-13 1983; entered in Note Book JT [illegible] 121, and recorded in Book No. 220 [illegible] 163. The following amounts were paid under receipt No. 11741.

STATE TAX (DEEDS):	$ 676.00
STATE TAX (MTGS.):	$
PRIVATE FEE:	$ .50
RECORDING FEE:	$ 9.00
TOTAL:	$ 685.50

Betty J. [illegible] Register