Fee
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Address New Owner as follows:	Send tax bills to:	Map & Parcel
		147-2-162
Town & Country Properties, Inc. 3815 Cleghorn Avenue Nashville, Tennessee 37215	Same	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, NELSON C. ANDREWS and wife, SUSAN ADAMS ANDREWS, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto TOWN AND COUNTRY PROPERTIES, INC., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being a parcel of land in Nashville, Davidson County, Tennessee, bounded on the north by a portion of Abbay Hall, Section Two, as of record in Plat Book 2331, page 38, on the eastby Joanne F. Wilt as of record in Deed Book 4694, page 618, on the south by Harding Place, and on the west by portions of Caldwell Hall, Sections Two and Three as of record in Plat Book 2900, page 96, and Book 2900, page 131, all being recorded in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument on the northerly margin of Harding Place, 235.96 feet easterly from the easterly margin of Binkley Drive; thence, leaving Harding Place and with the easterly boundary of Caldwell Hall, Section Two, N 07° 36' 29" W, 507.92 feet to a concrete monument; thence, continuing with said Caldwell Hall, Section Two and with a portion of the easterly boundary of Caldwell Hall, Section Three, N 01° 34' 31" E, 243.00 feet to an iron pin; thence, with a portion of Abbay Hall, Section Two, N 87° 12' 41" E, 139.40 feet to an iron pin; thence, with a portion of Abbay Hall, S 47° 00' 00" E, 130.00 feet to an iron pin on the northwest margin of Coventry Drive; thence, southerly with Coventry Drive, a curve to the left having a length of 115.04 feet and radius of 507.80 feet to a point; thence, continuing with Coventry Drive, S 30° 27' 40" W, 90.03 feet to a point on the original southerly boundary of Abbay Hall, Section Two; thence, with said boundary which is also the southerly terminus of Coventry Drive, S 86° 14' 07" E, 67.16 feet to the southeast margin of said drive; thence, with Coventry Drive, N 30° 27' 40" E, 59.86 feet to a point; thence, continuing with said southeast margin, a curve to the right having a length of 130.90 feet and a radius of 447.80 feet, to an iron pin; thence, with a portion of Abbay Hall, Section Two, S 43° 03' 56" E, 234.20 feet to an iron pin on the southerly boundary of Abbay Hall, Section Two; thence, continuing with said southerly boundary, S 86° 14' 07" E, 98.00 feet to an iron pin; thence, continuing with said southerly boundary, S 86° 35' 47" E, 101.63 feet to a concrete monument; thence, with a line common with the Joanne F. Wilt property, S 03° 56' 40" W, 500.01 feet to the northerly margin of Harding Place; thence, with Harding Place, N 86° 05' 27" W, 564.33 feet to the point of beginning; containing 8.6125 acres.

Being the same property conveyed to Nelson C. Andrews and wife, Susan Adams Andrews by deed from Caldwell Courts, Inc., a Tennessee corporation, of record in Book 5288, page 178, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with any improvements thereon, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

AND GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it and that the same is unencumbered except for the Plan of record in Book 2331, page 38, Register's Office of Davidson County, Tennessee, which shows an Owner's Certificate, a 10 foot easement for public utility and drainage purposes along the northeasterly line of the westerly reserved parcel of Tract 1, and a 2.5 x 20 foot utility anchor easement located on the southeasterly corner of the westerly reserved parcel of Tract No. 1; an easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 4895, page 829, said Register's Office.

THIS CONVEYANCE is further subject to any state of facts and conditions an accurate survey and personal inspection of the premises would disclose; to encroachments, all legal highways, zoning ordinances, restrictions, conditions, limitations and reservations of record, and public utility and other easements, if any, of record or which may have been imposed thereon, and subject also to all taxes and assessments, both general and special, becoming due and payable after the date hereof, which taxes and assessments the Grantee, by its acceptance hereof, assumes and agrees to pay.

AND GRANTORS DO further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 29th day of April, 1983.

Nelson C. Andrews
NELSON C. ANDREWS

Susan Adams Andrews
SUSAN ADAMS ANDREWS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nelson C. Andrews and wife, Susan Adams Andrews, the within named bargainors, 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 office in Nashville, Tennessee this 21 day of April, 1983.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires: 11/3/84

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00.

Carter Andrews
AFFIANT

Sworn to and subscribed before me this the 21st day of April, 1983.

Marsha A. Anderson
NOTARY PUBLIC

My commission expires: 11/3/84

This instrument was prepared by:
Carter Andrews, Attorney
TUNE, ENTREKIN & WHITE
26th Floor, First American Center
Nashville, Tennessee 37238

H 4 5 2 5 1

IDENTIF. REFERENCE

MAY 2 4 14 PM '83
FELIX Z. WILCOX II REGISTER
DAVIDSON COUNTY, TN

05/02 3469.55 - CHECK

7553

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6048 PAGE 284

FOR _____

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
	Co	3,100,000.00		

5460.00 CO TX
.50 PRFEE
5.00 MISC
CHECK 5465.50-
4353A05/02/83 BNL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 45251

IDENTIF. REFERENCE

MAY 2 4 14 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 945961