Prepared By William W. Weems, Attorney 699 West Main, Hendersonville, Tennessee 37075

**WARRANTY DEED** BOOK 6051 PAGE 31

INFORMATION FOR SEND TAX NOTICES TO: _____
ADDRESS: _____
TAX ASSESSOR: Tax Parcel No. Map 33, Parcel 164; Map 33-16, Parcels 143,147,148 and 157

For and in Consideration of the sum of TEN AND NO/100..... ($10.00) DOLLARS and other good and valuable considerations, reciept of which is hereby acknowledged,

RALCO, INC.

RUSH

Buyer's Address:
Aberdeen Properties, Inc
200 4th Ave N.-12th Fl
Nashville TN 37219

H 45853

IDENTIF. REFERENCE

MAY 4 11 41 AM '83

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

(Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.)

_____ have bargained and sold, and by these presents do transfer and convey unto the said ABERDEEN PROPERTIES, INC., a Tennessee Corporation, its successors and assigns, certain property in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the First Civil District, Davidson County, Tennessee

Beginning at a concrete monument in the easterly 50' right-of-way of Monticello Avenue and being in the westerly boundary of the American Legion Post 105 property and proceeding as follows:

1. Leaving the easterly right-of-way of Monticello Avenue and with the southerly line of the American Legion Post 105 tract S 33° 27' E a distance of 115.27' to a concrete monument; thence,
2. Continuing with said line S 72° 07' E a distance of 136.75' to a 15" hackberry tree, thence,
3. Continuing with said line S 49° 19' E a distance of 282.79' to a concrete monument; thence,
4. Continuing with said line S 88° 46' E a distance of 109.32' to a concrete monument in the westerly right-of-way of the L & N Railroad, said monument being 50' from the centerline of said railroad; thence,
5. With the westerly right-of-way of said railroad S 00° 28' 00" E a distance of 501.32' to a concrete monument; thence,
6. Leaving said railroad and with the northerly line of the Hippodrome Realty, Inc. tract N 89° 43' W a distance of 24.19' to a concrete monument; thence,
7. Continuing with said property and with a curve to the left having a radius 9,517.82' a distance of 498.34' to a concrete monument; thence,
8. Continuing with said property S 87° 17' W a distance of 115.0' to a concrete monument; thence,

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9. Continuing with said property and with a curve to the left having a radius of 603.68' a distance of 142.24' to a concrete monument; thence,

10. Continuing with said property S 73° 47' W a distance of 331.20' to a concrete monument, said monument, being in the southerly right-of-way of Apple Valley Road as recorded on the plat of Primrose Meadows, Section 2, book 4860, page 105, R.O.D.C.; thence,



11. Leaving the Hippodrome Realty, Inc. property and with the easterly line of Primrose Meadows, Section 2, referred to above, N. 16° 13' W a distance of 202.0' to a concrete monument; said line passing through monument in the northerly right-of-way of Apple Valley Road at a distance of 60.0', thence,

12. Continuing with Primrose Meadows, Section 2, S 81° 20' 30" W a distance of 73.40' to a concrete monument; thence,

13. Continuing with Primrose Meadows, Section 2, N 29° 59' 05" W a distance of 359.92' to a concrete monument at the intersection of Primrose Meadows, Section 2 and Primrose Meadows, Section 1 as recorded in book 4675, page 18, R.O.D.C.; thence,

14. With Primrose Meadows, Section 1, N 29° 21' 05" W a distance of 63.46' to a concrete monument; thence,

15. Continuing with Primrose Meadows, Section 1, N 73° 01' 38" E a distance of 209.87' to a concrete monument in the easterly right-of-way of Macfie Drive, said line passing throug a concrete monument in the westerly right-of-way of Macfie Drive at 159.87'; thence,

16. Continuing with the easterly right-of-way of Macfie Drive and with a curve to the right having a radius of 337.13' a distance of 47.20' to a concrete monument; thence,

17. Leaving Macfie Drive and with the southerly line of Primrose Meadows, Section 1 N 81° 04' E a distance of 153.85' to a concrete monument; thenc,

18. Continuing with the south line of Primrose Meadows, Section 1 S 42° 31' E a distance of 45.0' to a concrete monument; thence,

19. Continuing with Primrose Meadows, Section 1 N 69° 28' E a distance of 41.81' to a concrete monument; thence,

See exhibit A

STATE OF TENNESSEE:
COUNTY OF : The actual consideration or value whichever is greater, for this transfer is $ 200,000.00 .

Subscribed and sworn to before me,
This 2nd day of May, , 19 83 .

Charles E Brewer
Affiant .

W. Weeden
~~Notary Public~~

~~My Commission Exp.~~ :

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

And we covenant with the said Grantee 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, RALCO, INC. do further covenant and bind itself, its successors and assigns/~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Grantee successors/heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of May, 1983.

RALCO, INC.

By: Ralph L. Jones, Jr.

Ralph L. Jones, Jr., Vice President

ATTACHMENT TO WARRANTY DEED
FROM RALCO, INC. TO CHARLES C. BROWN,
TRUSTEE

Exhibit A

20. Continuing with Primrose Meadows, Section 1 S 80° 29' E a distance of 300.17' to a concrete monument; thence,

21. Continuing with Primrose Meadows, Section 1 N 68° 43' 30" E a distance of 36.69' to a concrete monument; thence,

22. Continuing with Primrose Meadows, Section 1 S 86° 45' 30" E a distance of 152.68' to a point in the easterly right-of-way of Monticell Avenue said line passing through a concrete monument at a distance of 102.68'; thence,



23. With the easterly right-of-way of Monticello Avenue N 3° 14' 30" E a distance of 340.47' to the point of beginning said line passing through a concrete monument at a distance of 7.04'.

The above tract contains 17.56 acres as per survey by Turner Engineering Company dated April 29, 1983, job number 24-61, work order 5585.

Certain Property in Davidson County, Tennessee, more particularly described as follows:

Being Reserved Parcels A,C,D & E in Primrose Meadows Subdivision, Section 2, a plat of which is of record in Book 4860, Page 105, Register of Deed's Office for Davidson County, Tennessee, to which reference is hereby made.

Being a portion of the property conveved to Ralco, Inc., by deed from Jones Enterprises, Inc., of record in Book 5116, Page 337, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
_____ County.

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

_____

_____

BOOK 6051 PAGE 34

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___.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within named RALPH L. JONES, JR.

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19___.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared RALPH L. JONES, JR.

and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Vice President

and _____ respectively of the RALCO, INC.

the within named bargainor, a corporation, and that (he) (they) as such Vice President

and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said RALPH L. JONES, JR.

as such Vice President, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 2nd day of May, 19 83.

My commission expires Oct 15, 1983

Janice L. Lenaing
Notary Public

JANICE L. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF_____

FOR_____

BOOK 6051 PAGE 35

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

.00 .00 RE
320.00 CO TA
.50 PRFE
12.00 MOTA
TOTAL 332.50-
5057A05/04/83 PAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H45853

IDENTIF. REFERENCE

MAY 4 11 41 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 946631