Box 24

BOOK 0085 PAGE 747 FORM NO. WD-1

H57240

IDENTIF. REFERENCE

JUN 30 11 09 AM '83

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 $ _____

$128,700.00 Burford Dorris Waggoner Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1983

Dorothy A. Wilson
Notary Public

MY COMMISSION EXPIRES: 11-24-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TennReal Inc. (NAME)	SAME (NAME)	P/O 108
640 Spence Lane, Suite 218 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	$0.00
Nashville, Tn. 37217 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, Burford Dorris Waggoner, Sr., Executor of the Estate of Edna Lee Waggoner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TennReal Inc.

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

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION

BEING part of the same property conveyed to O.L Waggoner et ux Edna Waggoner by deed of record in Book 3647, page 375, said Register's Office, The said O. L. Waggoner having predeceased the said Edna Waggoner. The said Edna Lee Waggoner now deceased as evidenced by Will Book 131, page 521, said Register's Office. The said Edna Waggoner and Edna Lee Waggoner is one and the same person.

THIS conveyance is subject to any and all easements of record in said Register's Office.

This is unimproved (XX) improved ( ) property known as 19.8 Acres Elm Hill Pike, Nashville, Tn.
(House Number) (Street) (P O Address) (City or Town)

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 my hand this 30th day of June, 19 83

Burford Dorris Waggoner Sr.
Burford Dorris Waggoner, Sr.,
Executor of the Estate of Edna Lee Waggoner

[redacted] [redacted]

STATE OF TENNESSEE
Davidson County

BOOK 6085 PAGE 748

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Buford Dorris Waggoner, Sr., Executor of the Estate of Edna Lee Waggoner

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 19 83.

Commission expires 7-21-84

Dorothy A. Wilder
Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY * STATE OF TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Buford Dorris Waggoner, Sr., Executor of the Estate of Edna Lee Waggoner

TO

TennReal Inc.

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

PREPARED BY:
ANDERSON-DELK & ASSOCIATES
4741 Trousdale Drive
Nashville, Tennessee 37220

80-127

LEGAL DESCRIPTION

BOOK 6085 PAGE 749

Being a tract of land lying in the First Civil District and containing approximately 19.8 acres by plaimeter and being a part of the property conveyed to O. L. Waggoner et. ux. the deed for which is of record in Book 3647, Page 375 Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the southwesterly corner of a tract of land conveyed to Tenn-Real Inc. as of record in Book 5912, Page 922, Register's Office of Davidson County, Tennessee; thence Northwestwardly generally along a drain a distance of approximately 155 feet to a point in the westerly line of the O. L. Waggoner et. ux. property; thence northerly with the weste line of the O.L. Waggoner et.ux. property a distance of approximately 760 feet to a point on the southeasterly right-of-way of Interstate Highway 40; thence northeasterly with the southeasterly right-of-way of Interstate Highway 40 a distance of approximately 530 feet to a point; thence leaving the right-of-way of Interstate Highway 40 and running southeastwardly with the proposed rear line of Lots 65, 70 of the preliminary plan of Patio Villa Phase 2 prepared by Anderson-Delk and Associates and dated 5/18/83; thence northeastwardly along the rears of lots 71 and 72 of the aforesaid preliminary plan of Patio Villa Phase 2; thence southeastwardly along the rear of Lot 72 of the aforesaid preliminary plan of Patio Villa Phase 2 to the northerly line of Lot 76 of the aforesaid preliminary plan of Patio Villa Phase 2; thence eastwardly along the northerly line of Lot 76 and said lot line extended to the easterly property line of the aforesaid O. L. Waggoner et. ux. property; thence along the easterly property line of the O. L. Waggoner et. ux. property South 10 degrees, 02 minutes, 20 seconds West a distance of 275 feet to a monument point in the rear of Lot 13 of Section Three Patio Villa as of record in Book 5200, Page 494 Register's Office Davidson County, Tennessee; thence with the boundary of the aforesaid Section Three of Patio Villa North 35 degrees, 57 minutes, 24 seconds West a distance of 259.21 feet to a point; thence North 66 degrees, 00 minutes, 40 seconds West a distance of 200 feet to a point on a curve; thence around said curve to the right, said curve having a radius of 374.50 and a chord bearing of North 25 degrees, 27 minutes, 47 seconds East a distance around said curve of 19.32 feet to a point; thence North 63 degrees, 03 minutes, 46 seconds West a distance of 122 feet to a point;

thence South 19 degrees, 37 minutes, 43 seconds West a distance of 140.39 fe to a point on a curve; thence around said curve to the left, said curve having a radius of 559.32 feet and a chord bearing of South 72 degrees, 03 minutes, 38 seconds East a distance around said curve of 32.98 feet to a point; thence South 6 degrees, 15 minutes West a distance of 165.24 feet to a point; thence South 0 degrees, 27 minutes East a distance of 228.53 feet to a point; thence South 18 degrees, 22 minutes, 36 seconds West a distance of 131.53 feet to a point in the boundary of Section One of Patio Villa as of record in Book 5200, Page 451 Register's Office of Davidson County, Tennessee; thence with the boundary of Section One of Patio Villa South 76 degrees, 25 minutes, 55 seconds West a distance of 114.24 feet to a point; thence North 40 degrees, 14 minutes, 36 seconds West a distance of 457.74 feet to a point; thence South 49 degrees, 45 minutes, 24 seconds West a distance of 160 feet to a point; thence North 40 degrees, 14 minutes, 36 seconds West a distance of 28.00 feet to a point; thence South 49 degrees, 45 minutes, 24 seconds West a distance of 330.67 feet to the point of beginning.

OFFICIAL RECEIPT

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

RECEIVED OF _____

BOOK 6085 PAGE 751

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

128700.00- CO
334.62 CO TX
.50 PRFEE
12.00 WDEED
CHECK 347.12-
8198A06/30/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 7 2 4 0

IDENTIF. REFERENCE

JUN 30 11 58 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 960034