FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2d DAY OF November, 19 83.

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

BOOK 6173 PAGE 639

THIS INSTRUMENT WAS PREPARED BY

Buck, Baker & Bramlett 618 Union Planters Bank Bldg. Nashville, TN 37219

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Edwin Jackson, Sr. (NAME)	Kenneth Edwin Jackson, Sr. (NAME)	62
Music Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	Music Valley Drive (STREET ADDRESS)	5
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37214 (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, Donovan Construction Company of Minnesota

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Edwin Jackson, Sr.

BERRY HTUR
ATTORNEY-AT-LAW
NASHVILLE, TENN. 37211

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 EXHIBIT "A":

H 8 5 6 4 1

IDENTIF. REFERENCE

RUSH

FELIX E. DYER, REGISTER
DAVIDSON COUNTY, TN

Nov 9 3 49 PM '83

This is improved ( ) unimproved (X) property, known as Music Valley Drive (House Number) (Street) Nashville, TN 37214 (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 my hand this 20th day of October, 19 83

SEAL

Donovan Construction Company of Minnesota

By: David L. Hanson

David L. Hanson, Vice-President

11/09 984.50 CHECK

1682

STATE OF TENNESSEE
Davidson County

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 MINNESOTA)
COUNTY OF RAMSEY)

BOOK 5173 PAGE 640

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David L. Hanson 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 _____ the within named bargainor, a corporation, and that (he) 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 David L. Hanson as such Vice-President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at St. Paul, Minnesota on this the 20th day of October, 1983.

My commission expires _____

RUTH KREIE
NOTARY PUBLIC - MINNESOTA
RAMSEY COUNTY
My Commission Expires Apr. 16, 1987

Ruth Kreie
Notary Public

WARRANTY DEED

FROM
Donovan Construction Company
of Minnesota

TO
Kenneth Edward Jackson, Sr.

PREPARED BY:

BUCK, BAKER, BAKER & BRAMLETT
618 US Bank Building
Nashville, Tennessee 37219-2180

Phone: (615) 244-8100

EXHIBIT "A" to WARRANTY DEED
from DONOVAN CONSTRUCTION COMPANY OF MINNESOTA to
KENNETH EDWIN JACKSON, SR. BOOK S173 PAGE 641

A tract of land in the Second Civil District of Nashville-Davidson County, Tennessee that is south of Music Valley Drive and east of Pennington Bend Road being more fully described as follows:

Beginning at an existing iron pin in concrete on the southerly right-of-way line of Music Valley Drive, formerly Elzie Miller Road, that is 1130 feet, more or less, east of the easterly right-of-way line of Pennington Bend Road and proceeds as follows:

1. With the southerly right-of-way line of Music Valley Drive in an easterly direction and a 1051.35 feet radius to the right 335.5 feet to an iron pin set, said curve has chord bearing of S 87 18' 04" E and distance of 334.08; thence;
2. S 14 13' 43" W 477.12 feet to an iron pin set; thence,
3. N 78 15' 00" W 230.47 feet to an iron pin set; thence,
4. N 01 13' 35" E 431.37 feet to the point of beginning and containing 3.0 acres more or less.

This property has within its bounds a drainage ditch along the southerly line and a well house 200 feet south of Music Valley Drive and 7 feet east of the westerly line.

Being a part of the same property conveyed to Donovan Construction Company of Minnesota from Bettina F. Claxton McDonald as of record in Deed Book 4627, Page 396, R.O.D.C., TN.

Subject to a water/sewer easement, with rights of ingress and eagress, described as follows, and to be later shown by recorded plat to be filed with Register of Deeds:

20-FOOT EASEMENT DESCRIPTION

A 20-foot wide easement in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee being south of Music Valley Drive and on the property conveyed to Donovan Construction Company by deed recorded in Book 4627, page 396 Register's Office of Davidson County, Tennessee and being more fully described as follows:

A 20-foot wide easement being 10 feet on both sides of a line described as follows:

To reach the point of beginning from a point on the south right-of-way line of Music Valley Drive at the common corner of said Donovan Construction Company property and property conveyed to Water-Boggan Management, Inc. by deed recorded in Book 5050, page 51, Register's Office of Davidson County, Tennessee proceed as follows:

a. S 24 30' 00" W 429.88 feet
b. N 78 15' 00" W 266.74 to the southeasterly corner of a 3-acre tract; thence
c. N 14 13' 43" E 10.01 feet to the point of beginning; thence,

1. N 78 15' 00" W 68.41 feet; thence,
2. S 4 25' 44" W 409.0 feet; thence,
3. S 1 13' 07" W 113.97 feet; thence,
4. S 4 55' 45" W 124.0 feet to the end and a point on the line between Donovan Construction Company and James E. Gleaves et ux, Book 3035, page 491, Register's Office of Davidson County, Tennessee.

Subject to an existing drainage easement being a concrete flume ditch running approximately the entire length of the West side of the property being conveyed, which ditch is not to be altered without permission of the Seller, and which the Buyer agrees to maintain in an attractive manner.

Buyer further agrees to design and construct the rear portion of the proposed building in an attractive manner suitable to Seller, with all out buildings and/or trash and garbage areas to be shielded from view of the existing kampground.

DONOVAN CONSTRUCTION COMPANY OF MINNESOTA

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

RECEIVED OF _____

FOR _____

BOOK 6173 PAGE 642

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
			375000.00-	CAMT.
			975.00	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	984.50-
			1682A11/09/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H85641

IDENTIF. REFERENCE

Nov 9 3 49 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 992540