BOOK 6185 PAGE 561

PINSON, TRUSTEE TO
KNIGHT CONSTRUCTION COMPANY
11-29-83
BBSJR

[Address New Owners:	[Send Tax Bills to:	[Map-Parcel Nos.
[Knight Construction Company [206 Montchanin Ter. [Old Hickory, TN. 37138	[Same	[Metropolitan [Nashville [Map 76-1 Parcel 7 [Fd. Bk. 4D7465 [Wilson County [C & L Map 074, [Parcel 00101
[This instrument prepared by: [WHITE & REASOR, 3305 West End Avenue, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Maurice W. Pinson, Trustee, with full power to own, transfer and convey without the joinder of any beneficiary ("Grantor"), has bargained and sold, and by these presents does transfer, convey and warrant unto Knight Construction Company, a Tennessee general partnership comprised of Stephen R. Josleyn, and Gary Nelson ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson and Wilson Counties, Tennessee, described in Exhibit "A," which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein are made expressly subject to the following:

6350 12/01 535.50- CHECK
H09490

IDENTIF. REFERENCE

DEC 1 1 1:3 PM '83

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1. Wilson and Davidson County real estate taxes for the current year which have been prorated between the parties, and paid by Grantor;

2. Title to that portion of the Property within the bounds of any roads or right-of-ways.

This is unimproved Property, having access to Lebanon Road in Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of December, 1983.

NOTARY PUBLIC

My Commission Expires: 4-21-85

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, Grantee's successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons. Grantor reserves a perpetual easement in, to, and over a certain portion of the Property herein conveyed, which is currently part of a fifty (50) foot right-of-way to Lebanon Road, which portion of the Property

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fronts approximately fifty (50) feet on Lebanon Road and runs back approximately one hundred seventy five (175) feet on either side. This easement shall run in favor of two separate tracts of land retained by Grantor. The first, being Tract 1 on a boundary survey of Tulip Grove Woods prepared by Ragan-Smith and Associates, dated September 26, 1979, lies adjacent to the eastern boundary of said right-of-way, and contains approximately 0.894 acres; the second, being Tract 2 on said survey, lies adjacent to the western side of said right-of-way and contains approximately 1.197 acres. The easement herein reserved shall exist in favor of both tracts of land until such time as the said right-of-way is properly dedicated and accepted by the Metropolitan Government of Nashville and Davidson County, Tennessee. Grantee agrees to do all things reasonably necessary and appropriate to ensure that said right-of-way is dedicated and accepted, and to maintain said right-of-way until such time as it has been dedicated and accepted.

IN WITNESS WHEREOF, Grantor has executed this Deed this 1st day of Dec., 1983.

GRANTOR

Maurice W. Pinson Trustee
MAURICE W. PINSON, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barrett B. Sutton, Jr., a Notary Public in and for said County and State, Maurice W. Pinson, Trustee, the within named 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 1st day of Dec., 1983.

Barrett B. Sutton, Jr.
NOTARY PUBLIC

My Commission Expires: 4-21-85

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EXHIBIT "A"

TRACT 3:

A tract of land in the Second Civil District of Davidson County, Tennessee, being more fully described as follows:

BEGINNING at a point on the southerly right-of-way line of Lebanon Road, U.S. 70-N, at the westerly end of the southwesterly return curve at the intersection of a proposed 50-foot road and Lebanon Road, said point being 871.72 feet east of Tulip Grove Road; thence,
1. In an easterly direction with a 2397.7 foot radius curve to the left a distance of 98.97 feet to a point; thence,
2. Westwardly and southwardly with a 25-foot radius curve to the left a distance of 38.75 feet to a point on the easterly margin of a proposed 50-foot road; thence,
3. With the same, S. 19 deg. 20' 20" E a distance of 176.93 feet to a point; thence,
4. N. 72 deg. 58' 24" E a distance of 141.46 feet to a point; thence,
5. S. 3 deg. 29' 38" W a distance of 311.85 feet to an existing iron pin in concrete at a northwesterly corner of Oak Creek Subdivision as recorded in book 10, page 31, R.O.W.C., Tennessee and in Book 5200, page 96, R.O.D.C., Tennessee,
6. With a fence and the westerly line of said Oak Creek Subdivision, S. 5 deg. 14' 23" W. a distance of 487.48 feet to an existing concrete monument; thence,
7. S. 72 deg. 25' 03" W. a distance of 39.67 feet to a point on the easterly margin of said 50-foot road; thence,
8. With the same in a southeasterly direction and a 307.55-foot radius curve to the left a distance of 174.49 feet to a point; thence,
9. S. 50 deg. 05' 16" E a distance of 100.00 feet to a point; thence,
10. With a 197.96-foot radius curve to the left a distance of 132.94 feet to a point, thence,
11. Crossing said road S. 1 deg. 26' 02" W a distance of 264.89 feet to a point; thence,
12. S. 61 deg. 39' 16" W a distance of 217.71 feet to a point; thence,
13. S. 27 deg. 10' 00" W a distance of 115.00 feet to a point; thence,
14. N. 81 deg. 20' 00" W a distance of 340.00 feet to an angle point in a fence line; thence,
15. With said fence, N. 4 deg. 32' 07" E a distance of 222.78 feet to a point in a fence line; thence,
16. With said fence, N. 5 deg. 38' 46" E a distance of 154.49 feet to a point in a fence line; thence,
17. Continuing with said fence, N. 4 deg. 07' 36" E a distance of 458.47 feet to an existing iron pin by a 24-inch cedar tree; thence,
18. With a fence, N. 84 deg. 28' 44" W a distance of 384.85 feet to an existing iron pin at a fence corner; thence,
19. With a fence, N. 5 deg. 43' 37" E a distance of 52.43 feet to a fence post; thence,
20. With a fence, N. 5 deg. 34' 27" E a distance of 268.27 feet to a 24-inch cherry tree; thence,
21. With a fence, N. 1 deg. 42' 55" E a distance of 84.59 feet to an existing iron pin in a fence line; thence,
22. With a fence, N. 72 deg. 58' 24" E a distance of 217.91 feet to an existing iron pin by a fence corner post; thence,
23. N. 72 deg. 58' 24" E a distance of 298.62 feet to a point on the westerly margin of a proposed 50-foot road; thence,
24. With the same, N. 19 deg. 20' 20" W a distance of 174.91 feet to a point; thence,
25. With a 25-foot radius curve to the left a distance of 38.75 feet to the point of beginning and containing 16.544 acres as per survey by Ragan-Smith and Associates dated September 26, 1979.

TRACT 4:

A tract of land in the Second Civil District of Davidson County and the First Civil District of Wilson County, Tennessee, being more fully described as follows:

Beginning at a concrete monument at the southwesterly corner of Oak Creek Subdivision as recorded in Book 5200, page 96, Register's Office for Davidson County, Tennessee and Book 10, page 31, Register's Office for Wilson County, Tennessee and proceeding as follows:

1. With the southerly line of said subdivision and a fence, S. 87 deg. 41' 02" E a distance of 1137.42 feet to a point in a fence line; thence,
2. With a fence, S. 88 deg. 35' 05" E a distance of 436.12 feet to an existing iron pin in concrete at a fence corner; thence,
3. With a fence, S. 6 deg. 13' 35" W a distance of 1092.16 feet to an existing iron pin in a fence corner; thence,
4. With a fence, S. 85 deg. 30' 36" W a distance of 600.00 feet to a point on the west side of a drain; thence,
5. Continuing with said fence, S. 85 deg. 23' 24" W a distance of 1638.70 feet, running along the northerly line of Hidden Hills Subdivision, Book 4860, page 43, Register's Office for Davidson County, Tennessee, in part, to a 10-inch elm tree at a fence corner; thence,
6. With a fence, N. 4 deg. 49' 47" E a distance of 351.32feet to a fence corner post; thence,
7. With a fence, S. 85 deg. 37' 49" E a distance of 204.50 feet to a point in a drain; thence,
8. With a fence, S. 83 deg. 33' 38" E a distance of 182.78 feet to a 10-inch sassafras tree at a fence corner; thence,
9. With a fence, N. 5 deg. 43' 39" E a distance of 324.29 feet to an angle point in a fence; thence;
10. S. 81 deg. 20' 00" E a distance of 340.00 feet to a point; thence,
11. N. 27 deg. 10' 00" E a distance of 115.00 feet to a point; thence,
12. N. 61 deg. 39' 16" E a distance of 217.72 feet to a point; thence,
13. N. 1 deg. 26' 02" E a distance of 264.89 feet to an point on the northerly margin of a porposed 50-foot road; thence,
14. Westwardly with a 197.96 foot radius curve to the right a distance of 132.94 feet to a point; thence,
15. N. 50 deg. 05' 16" W a distance of 100.00 feet to a point; thence,
16. With a 307.55-foot radius curve to the right a distance of 174.49 feet to a point; thence,
17. N. 72 deg. 25' 03" E a distance of 39.67 feet to the point of beginning and containing 45.770 acres as per survey by Ragan-Smith and Associates dated September 26, 1979.

This tract has the Davidson-Wilson County line across its easterly part and drains as shown on the plan of above said survey.

BEING a portion of the same property conveyed to Maurice W. Pinson, Trustee by deed of record in Book 4724, page 730, Register's Office for Davidson County, Tennessee and by deed of record in Deed Book 389, page 282, Register's Office for Wilson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6185 PAGE 566

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

200000.00- CAMT.
520.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 535.50-
6350A12/01/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 997057

IDENTIFICATION REFERENCE

DEC 1 1 13 PM '83

DAVIDSON COUNTY, TN