B6941

This Instrument Was Prepared By:
Claiborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6202 PAGE 655

Address New Owner(s):
Aeby Properties
631 Woodland Street
Nashville, Tennessee 37207

Send Tax Bills to:
— Same —

Map: 60-3
Parcels: 147-150 and 154-173

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CREEKWOOD DEVELOPERS, INC. and CREEKWOOD ASSOCIATES, a partnership composed of Creekwood Developers, Inc. and Francis Hipkins, (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to AEBY PROPERTIES, a partnership composed of Victor G. Aeby, Jr. and Charles J. Williams, (the "Grantee"), its heirs, successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Tract 1:

Land in the 12th Civil District of Davidson County, Tennessee, being Lots 2, 3, 7, 9, 10 on the Plan of Creekwood Estates, Section 1, which plan appears of record in Book 5200, page 439, Register's Office for Davidson County, Tennessee, to which reference is made for a particular description of said lots.

Being the same property conveyed to Creekwood Developers, Inc., a Tennessee corporation by deed from Creekwood Associates, a partnership composed of Donald Gregory, Charles F. Brown, Jr. and Francis Hipkins, of record in Book 5941, page 95, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lots Nos. 1, 8, 11 thru 25 (inclusive) and Reserved Parcel "B" on the Plan of Creekwood Estates, Section One, of record in Book 5200, page 439, Register's Office for Davidson County, Tennessee, and part of Lot No. 26 on the Plan of Creekwood Estates, Section Two, of record in Book 5190, page 703, Register's Office for Davidson County, Tennessee (said part of Lot No. 26 being further identified as Reserved Parcel "A" on the Plan of Creekwood Estates, Section One), to which plans reference is made for a more particular description.

Being part of the same property conveyed to Creekwood Associates, a partnership composed of Charles F. Brown, Jr., Francis Hipkins and Donald Gregory, by deed from Wade Horton & Associates, a partnership composed of Donald Gregory and Charles F. Borwn, Jr., of record in Book 5941, page 88, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 6104, page 375, Charles F. Brown, Jr., and wife, Diane M. Brown conveyed their interest to Creekwood Developers, Inc. By Quitclaim Deed of record in Book 6142, page 486, Donald Gregory conveyed his interest to Creekwood Developers, Inc.

The above property is subject to:

1. Matters shown on the Plans of record at Book 5200, page 439 and Book 5190, page 703, Register's Office for Davidson County, Tennessee;

2. Easement for the flow of any creeks;

3. A right-of-way for public road, more particularly described in Book 1642, page 142, Register's Office for Davidson County, Tennessee;

4. Two rights-of-way for Tennessee Natural Gas Lines, Inc., more particularly described in Book 2092, page 488, Register's Office for Davidson County, Tennessee, and in Book 2493, page 360, Register's Office for Davidson County, Tennessee;

5. A sewer easement of record in Book 5160, page 414, Register's Office for Davidson County, Tennessee;

6. An easement for channel changes of record in Book 4056, page 611, Register's Office for Davidson County, Tennessee; and

7. The land in question abutts Interstate 65 which is a controlled access highway and the land in question has no right of ingress and egress to said highway.

Tract I is improved property known as Lots 2, 3, 7, 9 and 10 of Creekwood Estates Subdivision, Section I.

Tract II is unimproved property known as Lots 1, 8, 11 through 25 and Reserved Parcels A and B of Creekwood Estates Subdivision, Section I.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its heirs, successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its heirs, successors and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 7 day of December, 1983.

CREEKWOOD DEVELOPERS, INC.

By: _____
Francis Hipkins, President

By: _____
Donald Gregory, Secretary-Treasurer

CREEKWOOD ASSOCIATES, a partnership

BY: CREEKWOOD DEVELOPERS, INC.,
Partner

By: _____
Francis Hipkins, President

By: _____
Donald Gregory, Secretary-Treasurer

BY: _____
FRANCIS HIPKINS, Partner

H 9 4 2 7 0

T
IDENTIF. REFERENCE

Dec 28 3 07 PM '83

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Francis Hipkins and Donald Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Secretary-Treasurer, respectively, of Creekwood Developers, Inc., the within named bargainor, a corporation, and that they as such President and Secretary-Treasurer, respectively, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary-Treasurer, respectively.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of December, 1983.

Jean Pattison
Notary Public

My Commission Expires: 10-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Francis Hipkins, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 1983.

Jean Pattison
Notary Public

My Commission Expires: 10-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $381,240.06.

Affiant

Subscribed and sworn to before me, this 7th day of December, 1983.

Jean Pattison
Notary Public

My Commission Expires: 10-20-85

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

RECEIVED OF _____

FOR _____

BOOK 6202 PAGE 658

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
			381240.06- CAMT.	
			991.12 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 1003.62-	
			2397A12/28/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 4 2 7 0

IDENTIF. REFERENCE

Dec 28 3 07 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 2928