Address of New Owner:

Mary C. Freeman
c/o Harvey Freeman &
Sons, Inc.
2517 Lebanon Road
Nashville, Tennessee 37214

Send Tax Bills to:

Same

Map Parcel Numbers:

| Map Parcel No. | Field Bk. No. |
|---|---|
| 1. 95-4-237 | 1. 3DZ-4203 |
| 2. 95-4-46 | 2. 3DZ-4185 |
| 3. 95-4-44 | 3. 3DZ-4180 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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The actual consideration or value, whichever is greater, for this transfer is One Million Four Hundred Fifty Thousand Dollars ($1,450,000.00).

x Mary C. Freeman
MARY C. FREEMAN

Subscribed and sworn to before me this 29th day of March, 1984.

Jackie Russell
Notary Public

JACKIE RUSSELL NOTARY PUBLIC

My Commission Expires:

January 20, 1985

This instrument was prepared by:
Farris, Warfield & Kanaday (BRG)
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

CONVEYANCE

THIS CONVEYANCE, made as of March 29, 1984, from HFS PROPERTIES, a Tennessee joint venture whose sole joint venturers are William C. Freeman and Donald M. Matthys, having its principal place of business at 2517 Lebanon Road, Nashville, Tennessee 37214 ("Grantor") to Mary C. Freeman, a Tennessee resident ("Grantee").

W I T N E S S E T H:

That said Grantor, in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and warrant unto the Grantee, its successors and assigns forever, the buildings, structures and other improvements, including the building fixtures therein now or hereafter located on and permanently annexed to the parcel or parcels of land described in Schedule A hereto, including, without limiting the generality of the foregoing, the walkways, driveways, parking facilities, light standards, planters and signs, now or hereafter located on said parcel or parcels of land (the "Improvements"), which Improvements are and shall remain real property and all items of personalty and property (whether or not situated on or within the Improvements) described upon a Bill of Sale agreed upon between Grantor and Grantee; all subject, however, to the Permitted Exceptions described in Schedule B hereto. Such conveyance shall not include the parcel or parcels of land upon which the Improvements are located.

TO HAVE AND TO HOLD the Improvements together with the appurtenances and all the estate and rights of the Grantor in and to the Improvements, unto the Grantee, its successors and assigns forever. And the Grantor covenants and warrants to the Grantee, its successors and assigns, as follows:

FIRST: That Grantor at the time of this conveyance is lawfully seized in its own right and an absolute and indefeasible estate of inheritance in fee simple of and in all and singular the Improvements and has good right to convey the same; that the same are free, clear and discharged and unencumbered of and from all former or other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances of whatever nature and kind, existing easements and restrictions of record, except the Permitted Exceptions described in Schedule B hereto.

SECOND: That Grantee shall quietly enjoy the absolute title in the Improvements, subject to the Permitted Exceptions described in Schedule B hereto.

THIRD: That Grantor will warrant and forever defend the good and marketable title to the Improvements unto said Grantee, its successors and assigns, against all and every person or persons whomsoever lawfully claiming or to claim the same, subject to the Permitted Exceptions described in Schedule A hereto.

FOURTH: That Grantor will execute or procure any further necessary assurance of title to the Improvements.

IN WITNESS WHEREOF, said Grantor has executed this Conveyance, as of the date first above written.

HFS PROPERTIES,
a Tennessee joint venture

By: _____
William C. Freeman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jackie Russell, a Notary Public of the State and County aforesaid, personally appeared WILLIAM C. FREEMAN, TRUSTEE for the benefit of HFS PROPERTIES (a Tennessee joint venture), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be trustee for HFS PROPERTIES, the within named bargainor, a joint venture, and that he as such trustee executed the foregoing instrument for the purpose therein contained by singning the name of the joint venture by himself as trustee.

Witness my hand and seal, this 29th day of March, 1984.

Jackie Russell
Notary Public

My Commission Expires: January 20, 1985

## SCHEDULE A

## LEGAL DESCRIPTION

TRACT NO. I: Land in Davidson County, Tennessee, being part of Lot No. 4 on the Map of J. W. Vaughn & Ellis Bros. Subdivision of the Arch Harper Homeplace of record in Book 332, page 173, Register's Office for Davidson County, Tennessee, described according to a copy of a survey by Z. J. Wilkinson, Surveyor, March 18, 1946, and a more recent survey by Ralph W. C. Lambert & Sons, dated July 13, 1975, as amended by Barge, Waggoner, Sumner and Cannon, Inc., dated January 6, 1982, as follows:

Beginning at a point in the southerly margin of the right of way of Lebanon Pike, 54 feet east of the common northerly corner of Lots Nos. 3 and 4, thence South 11° 17' East 236.30 feet (deed shows 236.3 feet) to a point; thence South 78° 35' West parallel to the south margin of Lebanon Pike, 50.64 feet (deed shows 50 feet) to a point; thence North 11° 17' West 236.31 feet (deed shows 236.3) feet to the south margin of said Pike; thence with the margin of same, north 78° 35' East 50.05 feet (deed shows 50 feet) the point of beginning.

Being the same property conveyed to Tennessee Trust Company, Trustee by deed from Brent Hurd, Trustee, with full power to encumber, sell, mortgage, transfer or convey without the joinder of any beneficiary of record in Book 5826, page 310, Register's Office for Davidson County, Tennessee, and by deed from Donelson Development Company, Inc., of record in Book 5839, page 258, Register's Office for Davidson County, Tennessee.

Together with a joint, perpetual ingress and egress easement lying across property to the west of the property described above as shown on the survey made by Barge, Waggoner, Sumner and Cannon dated January 6, 1982, and as set forth in an Easement of record in Book 2496, page 492, Register's Office for Davidson County, Tennessee.

TRACT NO. II: Land in Davidson County, Tennessee, being the north 200 feet of the east 80 feet of Lot No. 3 and the north 200 feet of the westerly 4 feet of Lot No. 4 on the Map of J. H. Vaughn & Ellis Bros. Subdivision of the Arch Harper Homeplace, as of record in Book 332, pages 172 and 173, said Register's Office, and described according to a survey by Ralph W. C. Lambert & Son, dated October 25, 1975, as amended by Barge, Waggoner, Sumner and Cannon, Inc., dated January 6, 1982 as follows:

Said parts of said lots adjoin and front together 88.47 feet (deed shows 84 feet) on the southerly side of Lebanon Pike and runs back 200.03 feet (deed shows 200 feet) on the westerly lot line and 200.01 feet (deed shows 200 feet) on the easterly lot line to a line in the rear which measures 90.56 feet (deed shows 84 feet) thereon.

Included in the above described property but hereby expressly excluded therefrom is a portion of a right-of-way for ingress and egress more particularly described in an instrument of record in Book 2496, page 492, said Register's Office. Also conveyed herewith is the right to use said perpetual right-of-way for ingress and egress as set forth in said instrument.

Being the same property conveyed to Tennessee Trust Company, Trustee by deed from Brent Hurd, Trustee, with full power to encumber, sell, mortgage, transfer or convey without the joinder of any beneficiary of record in Book 5826, page 310, Register's Office for Davidson County, Tennessee.

TRACT NO. III: A tract of land in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, being the easterly 30 feet of Lot No. 2 and the westerly 70 feet of Lot No. 3 on the Map of J. W. Vaughn and Ellis Bros. Subdivision of the Arch Harper Home Place on the Lebanon Pike, as of record in Book 332, page 172, Register's Office for said County, described as follows:

Beginning at a point on the southerly side of the Lebanon Turnpike Road, as widened, 430 feet easterly from the easterly margin of the Merritt Road and running thence north 78° 16' East with the southerly side of the new right of way line of said Turnpike Road 100 feet; thence South 11-1/4° East, parallel with the dividing line between said lots nos. 2 and 3, 428 feet, more or less, to a point on the southern line of said lot No. 3; thence north 84° West with said line and the southern line of said lot No. 2, 104.4 feet; thence north 11-1/4° west 394 feet, more or less to the beginning.

Being the same property conveyed to HFS Properties, a Tennessee joint venture by deed from R. T. White, Jr. and Lillian White Castleman of record in Book 5699, page 618, Register's Office for Davidson County, Tennessee.

TRANCT NO. IV: Land in Davidson County, Tennessee, being part of Lot No. 4 on the Map of J. W. Vaughn and Ellis Bros. Subdivision of the Arch Harper Homeplace as of record in Book 332, page 172

and 173, said Register's Office, and being described according to a survey made by Barge, Waggoner, Sumner and Cannon, Inc., dated January 6, 1982, as follows:

Said part of Lot No. 4 begins on the southerly margin of Lebanon Pike 641.2 feet east of the southeasterly corner of the intersection of Lebanon Pike and McGavock Pike; thence North 78° 35' East 96 feet along said southerly margin to the common corner of Lots 4 and 5; thence South 10° 42' East 480.59 feet (476 feet deed) to a point; thence North 83° 58' West 151.85 feet (148.9 feet deed); thence North 10° 20' West 198.75 feet (199.4 feet deed) to a point; thence North 78° 35' East 50.64 feet (50 feet deed) to a point; thence North 11° 17' West 236.3 feet to the point of beginning and containing 1.2 acres, more or less.

Being the same property conveyed to Tennessee Trust Co., Trustee for HFS Properties by deed from Marie Baker Tanner (now Gray) and husband, Charles L. Gray of record in Book 5700, page 527, Register's Office for Davidson County, Tennessee.

Together with a joint, perpetual ingress and egress easement lying across property to the west of the property described above as shown on the survey made by Barge, Waggoner, Sumner and Cannon dated January 6, 1982, and as set forth in an Easement of record in Book 2496, page 492, said Register's Office, and in a deed from Donelson Development Company to Robert E. Baker, Trustee, of record in Book 3945, page 210, Register's Office for Davidson County, Tennessee.

## SCHEDULE B

## PERMITTED EXCEPTIONS

1. The Plan of record in Book 332, page 173, said Register's Office, shows no easements and setback lines.

2. Permanent easement and joint right of way along the easterly line of Tract 2 and westerly line Tract I and other rights as set out in instrument between E. E. Anderson and wife, and Trustee's of McWhirtersville Lodge #375, Free and Accepted Masons and Helen Roberts Gayden of record in Book 2496, page 492, said Register's Office.

3. A 20 foot easement for Sanitary Sewers and/or Storm Drainage granted to Metro of record in Book 4278, page 168, said Register's Office.

4. Trust Agreement between Tennessee Trust Company and HFS Properties, a Tennessee joint venture of record in Book 5826, page 312, said Register's Office, dated December 2, 1981.

5. Restrictions that the sale of alcoholic beverages shall be permitted on this property as shown of record in Book 2741, page 2, said Register's Office.

6. The survey of the premises made by Barge, Waggoner, Sumner and Cannon, Inc., dated November 18, 1980, revised January 6, 1982, and revised February 5, 1982, recites that the westerly property line of Tract No. 2 is to be adjusted by mutual agreement of the present owners.

7. Reservation of water tap easement and easement for water line along the easterly boundary in favor of Donelson Development Company, of record in Book 3945, page 210, said Register's Office., and a 15 foot easement for ingress and egress with the northerly boundary of same being located approximately 236.30 feet south of the northerly boundary of the premises.

8. Joint right of way of ingress and egress along the rear 200 feet of the westerly side line of the premises and extending 9 feet along said line, as of record in Book 2496, page 492, said Register's Office, and the obligation to pay 1/4 of the maintenance thereof, as set forth in the Deed of record in Book 3945, page 210, said Register's Office.

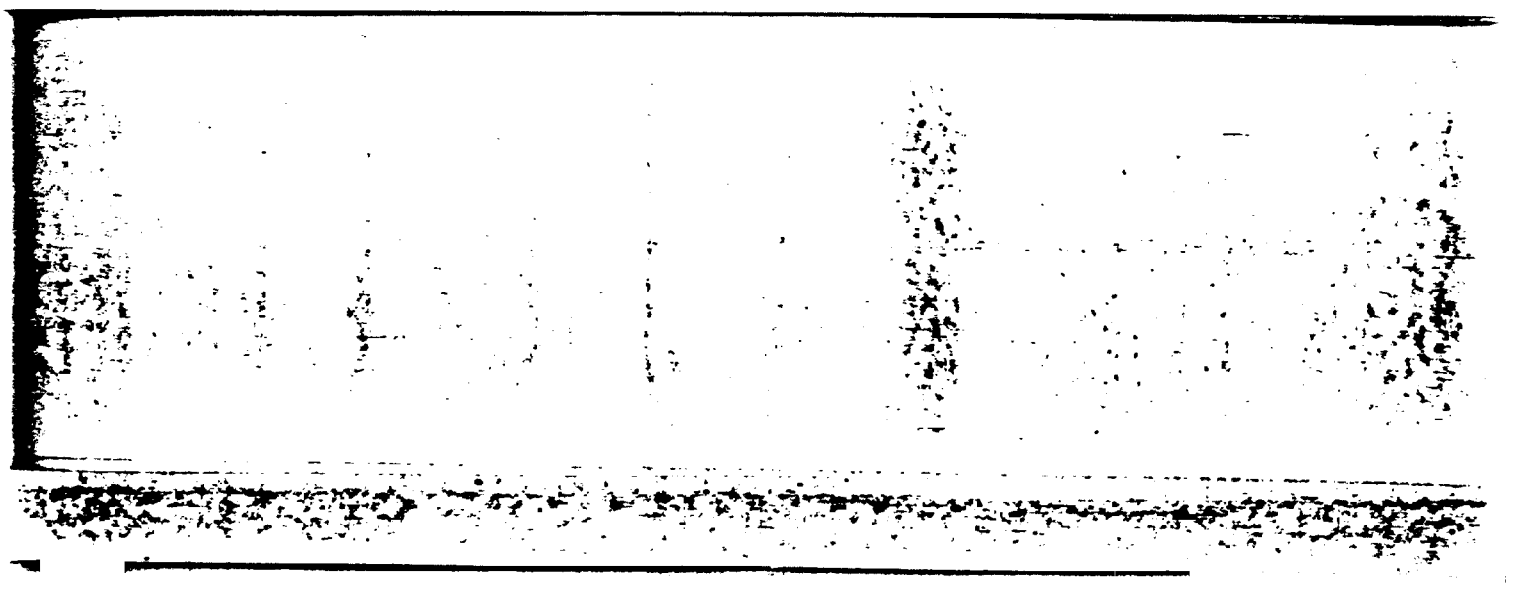
9. The survey of the premises made by Barge, Waggoner, Sumner, Cannon, Inc. dated February 19, 1980, revised January 6, 1982, revised February 5, 1982, shows a one story block building encroaching the easement for ingress and egress along the westerly line.

10. A 20 foot temporary construction easement and a 10 foot permanent easement for Sanitary Sewers and/or Storm Drainage granted to Metro of record in Book 4281, page 243, and Book 4281, page 240, said Register's Office.

11. Easement to Metro for Sanitary Sewers and/or Storm Drainage joined in by Donelson Development Company, Inc., of record in Book 4298, page 508, said Register's Office.

12. Easement for ingress and egress across the southerly 16 feet of the premises as set out in Deed from Elbridge E. Anderson and wife, to Donelson Development Company, Inc., a Tennessee Corporation on April 29, 1969, in Book 2903, page 509, Register's Office for Davidson County, Tennessee.

13. Memorandum of Lease between R. T. White, Jr. and Lillian White Castleman and Harvey Freeman & Sons, Inc., of record in Book 5699, page 615, said Register's Office, dated January 2, 1981.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | CO | 1,450,000.00 | 3770.00 CSTAX<br>.50 PRFEE<br>27.00 MDEED<br>CHECK 3797.50-<br>4779A03/30/84 BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

112457

IDENTIF. REFERENCE

MAR 30 3 10 PM '84

REGISTER

No. 24649