THIS INSTRUMENT PREPARED BY:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 LEBANON ROAD, SUITE 100
HERMITAGE, TN 37076
(from information furnished by others)

BOOK 6279 PAGE 155

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Sam Martz and wife, Valda Martz 103 Kennett Drive Old Hickory, TN 37138	Same	033-00-0 123 & 11D 38405

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, including the assumption by the Grantees herein of the indebtedness referred in the Deed of Trust of record in Book 6045, Page 361, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description thereof, and, the assumption by Grantees of the indebtedness referred to in the Deed of Trust of record in Book 6048, Page 889, Register's Office, Davidson County, Tennessee, to which reference is here made for a more complete and accurate description thereof, the undersigned, RIVERGATE ACRES, INC., a Tennessee corporation, the GRANTOR herein, has bargained and sold, and by these presents does transfer and convey unto the said SAM MARTZ and wife, VALDA MARTZ, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described according to a survey by J. Bruce Rainey, Surveyor, No. 823, dated March 22, 1982, and known as Job No. 82-044 as follows:

Beginning at an existing iron pin on the easterly margin of Dickerson Pike (U.S. 41), said point of beginning being the Northwest corner of this tract and also being 569' more or less from the southerly margin of Garrett Drive; thence leaving the margin of the said Dickerson Pike and with the line of Goodlettsville Heights, Section 3 of record in Plat Book 1835, Page 98, Register's Office for Davidson County, Tennessee (R.O.D.C.T.) S89°37'13"E 844.30' to an existing monument; thence S88°07'00"E 535.19' to an existing monument; thence S88°20'00"E 210.00' to an iron pin; thence with the line of Goodlettsville Heights, Section 4 of record in Plat Book 2133, Page 44, R.O.D.C.T. S88°02'39"E 231.22' to an existing monument; thence S10°21'41"W 329.31' to an existing monument; thence S10°25'35"W 171.59' to an iron pin; thence S66°01'13"E 273.86' to an iron pin set on the westerly margin of an interstate frontage road; thence with the margin of the said Frontage Road S08°49'29"W 52.75' to an existing highway monument; thence S38°39'21"W 240.36' to an iron pin; thence leaving the margin of the said Frontage Road N79°07'47"W 144.04' to an existing iron pin; thence S14°07'17"W 128.22' to an iron pin; thence S15°15'04"W 108.02' to an iron pin; thence S19°13'38"W 94.03' to an iron pin on the westerly margin of the said Frontage Road; thence with the margin of the said Road S38°39'21"W 479.37' to an iron pin; thence leaving the margin of the said Frontage Road N62°07'27"W 1132.05' to a point; thence N36°40'31"W 788.24' to a point on the easterly margin of the said Dickerson Pike; thence with the margin of the said Pike and a curve to the left having a radius of 2905.00' and a long chord of 424.62' said chord having a bearing of N25°15'16"E a distance along the curve of 425.00' to the point of beginning, containing 49.96 acres more or less.

Beginning at a point on the easterly margin of Dickerson Pike (U.S. Hwy. 41), said point of beginning being the Southwest corner of this tract and also being the Northwest corner of the Forest Lawn Memorial Gardens, Inc. land of record in Deed Book 2282, Page 175, R.O.D.C.T.; thence with

the margin of the said Dickerson Road and a curve to the left having a radius of 2945.00' and a long chord of 250.59', said chord having a bearing of N43°54'52"E, a distance along the curve of 250.66' to an iron pin; thence N48°31'26"W 40.00' to an iron pin; thence with a curve to the left having a radius of 2905.00' and a long chord of 608.84', said chord having a bearing of N35°27'39"E, a distance along the curve of 609.96' to a point; thence leaving the margin of the said Road S36°40'31"E 788.24' to a point; thence S62°07'27"E 1132.05' to an iron pin; thence with a fence S76°43'18"W 344.77' to an iron pin; thence S76°24'52"W 462.67' to an iron pin; thence S16°27'07"E 515.79' to an iron pin; thence with the margin of Interstate 65 S41°59'44"W 162.25' to an iron pin; thence S48°20'13"E 50.00' to an iron pin; thence S41°39'47"W 677.53' to an iron pin; thence leaving the margin of the said Interstate 65 and with the line of P. Johnson as evidenced in Deed Book 4977, page 741, R.O.D.C.T. N87°07'27"W 114.16' to an iron pin; thence N88°08'33"W 307.43' to an iron pin; thence leaving Johnson's line and with the line of the said Forest Lawn Memorial Gardens, Inc. land the following calls: N04°05'03"E 86.75' to an iron pin; thence N02°59'52"E 177.49' to an iron pin; thence N02°31'41"E 566.76' to an iron pin; thence N01°19'51"W 318.16' to an iron pin; thence N05°59'10"E 438.33' to an iron pin; thence with the southerly edge of Dry Creek N59°53'20"W 251.48' to a point; thence N68°41'02"W 154.66' to a point; thence N79°36'11"W 105.36' to the point of beginning, containing 44.94 acres more or less.

Included in the description for this property but excluded from this conveyance, it being the intention of the Grantor herein to retain a portion of the land described herein, is the following:

Beginning at a point in the Easterly margin of Dickerson Pike at the Southwesterly corner of Goodlettsville Heights, Section 3, of record in Plat Book 1835, Page 98, R.O.D.C.T.; thence leaving Dickerson Pike and with the South Boundary line of said Goodlettsville Heights S89°37'13"E 300.00' to a point; thence leaving Goodlettsville Heights S15°12'20"E 200.00' to a point; thence S74°47'40"W 140.00' to a point; thence S11°12'57"E 109.65' to a point; thence S64°23'07"E 135.00' to a point; thence S25°36'53"W 455.00' to a point; thence S32°17'38"W 38.12' to a point in the Northerly margin of a proposed collector street; thence with the margin of said street the following calls: with a curve to the right, having a radius of 542.69' and a long chord of 209.86', said chord having a bearing of N66°31'51"W a distance along the curve of 211.19' to a point; thence N55°23'16"W 120.24' to a point; thence leaving the margin of said street N31°09'39"E to a point; thence N62°17'27"W 190.00' to a point in the Easterly margin of Dickerson Pike; thence with said margin with a curve to the left, having a radius of 2,905.00' and a long chord of 336.78' said chord having a bearing of N24°23'10"E, a distance along the curve of 336.96', to the point of beginning, containing 6.31 acres more or less.

BEING the same property conveyed by a Receiver's Deed dated April 26, 1983, to Rivergate Acres, Inc. of record in Book 6045, Page 344, Register's Office of Davidson County, Tennessee.

This is unimproved property known as 1050 Dickerson Pike, Goodlettsville, Tennessee, 37072.

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 the Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set forth. And the Grantor does further covenant and bind itself, its heirs and representatives, to warrant

and forever defend the title to the said land to the said Grantee, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 our hands this 26th day of April, 1984.

RIVERGATE ACRES, INC.

BY: Sam Martz
SAM MARTZ, President

Valda Martz
VALDA MARTZ, Secretary-Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sam Martz and Valda Martz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged Sam Martz to be the President and Valda Martz to be the Secretary-Treasurer, respectively, of Rivergate Acres, Inc., the within named bargainor, a corporation duly authorized to do business in the State of Tennessee, and that they as such duly authorized officers of Rivergate Acres, Inc. executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Sam Martz as President and attesting the same by the said Valda Martz as Secretary-Treasurer.

WITNESS my hand and seal at office in Nashville Tenhessee, this 26th day of April, 1984.

My Commission Expires:
10-21-84.

Kay Cooper
NOTARY PUBLIC

KAY COOPER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $400,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

RIVERGATE ACRES, INC.

BY: Sam Martz
SAM MARTZ, President

Sworn to and subscribed before me this 26th day of April, 1984.

My Commission Expires:
10-21-84.

Kay Cooper
NOTARY PUBLIC

KAY COOPER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RUSH

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IDENTIF. REFERENCE

APR 26 2 09 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

400000.00- CAMT.
1040.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1049.50-
1751A04/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

APR 26 2 09 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 31413