This Instrument Prepared By:
WAITE AND WHEELER, P.C.
P.O. Box 562
Brentwood, TN 37027

BOOK 6315 PAGE 334

Address New Owner	Send Tax Bills to:	Map/Parcel
Hunter's Branch Development, Inc. 130 Pattio Villa Drive Nashville, TN	SAME	Map #172 Parcel #83

WARRANTY DEED

For and in consideration of the sum of Fifty-One Thousand, Seven Hundred Eighty-Seven and 50/100ths ($51,787.50) Dollars, cash in hand paid and the execution of a Deed of Trust Note in the amount of One Hundred Fifty-Five Thousand, Three Hundred Sixty-Two and 50/100ths ($155,362.50) Dollars, bearing ten (10%) percent interest payable in ten (10) annual installments and other good and valuable consideration the receipt of which is hereby acknowledged, I, Georgia Jones Rice, a widow, have bargained and sold, and by these presents do transfer and convey unto the said Hunter's Branch Development, Inc., a Tennessee corporation, the Grantee herein, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the Second Civil District of Davidson County, Tennessee, and being described according to an unrecorded survey by Barge, Waggoner, Sumner & Cannon, dated May 17, 1984, as follows, to-wit:
>
> Beginning at a concrete monument in the southeasterly intersection of Nolensville Road and Barnes Road, eastward south 80 deg. 48' 14" east along the margin of said Barnes Road 744.61 feet to an iron rod; thence south 8 deg. 44' 4" west, 419.72 feet to an iron rod; thence south 81 deg. 16' 42" east, 208.59 feet to an iron rod; thence south 73 deg. 25' 18" east, 200.04 feet to an iron rod; thence south 41 deg. 18' 17" east 315.21 feet to an iron rod; thence south 52 deg. 10' 33" east 534.28 feet to an iron rod; thence south 02 deg. 45' 05" west, 518.22 feet to an iron rod. Thence south 89 deg. 51' 31" west, 1444.26 feet to an iron rod in the easterly margin of Nolensville Pike; thence along the easterly margin of Nolensville Pike in a northerly direction with a curve to the left having a center angle of 11 deg. 39' 44", a radius of 5,765 feet and a curve length of 1,173.44 feet to a concrete monument; thence north 11 deg. 38' west 554.16 feet to the beginning containing 41.43 acres more or less.
>
> Being a portion of the same property conveyed to A. F. Rice and Georgia Jones Rice by deed from Henry Jones and George Jones of record in Book 2015, page 171, R.O.D.C. The said A. F. Rice having since died.
>
> This is unimproved property.

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, its heirs and assigns, forever.

I2 9009

IDENTIF. REFERENCE T.

JUN 14 8 46 AM '84

FELIX A. HILL, JR. REGISTER
DAVIDSON COUNTY, TN

And I do covenant with the said Grantee that I am 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 I do further convenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, its 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 my hand this 1st day of June, 1984.

Georgia Jones Rice
GEORGIA JONES RICE

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Georgia Jones Rice, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of June, 1984.

PHYLLIS M. GREEN NOTARY PUBLIC

Phyllis M. Green
NOTARY PUBLIC

My Commission Expires:

3-3-86

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration for this transfer or value of property (whichever is greater) is $207,150.00. This is equal to or grater than the property would bring at a fair and voluntary sale.

Georgia Jones Rice

Sworn to and subscribed before me this 1st day of June, 1984.

PHYLLIS M. GREEN NOTARY PUBLIC

Phyllis M. Green
NOTARY PUBLIC

My Commission Expires:

3-3-86

OFFICIAL RECEIPT

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

RECEIVED OF_____ BOOK 6315 PAGE 336

FOR_____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

257150.00- DMT
338.46 STAX
.50 RREL
6.00 MISC
CHEC 344.96-
4896136/14/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 29009

IDENTIF. REFERENCE

JUN 14 8 46 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0044196