PDH4)

This Instrument Prepared By:
George V. Crawford, Jr.
Bone and Crawford
A Professional Law Corporation
Vanderbilt Plaza, Suite 900
2100 West End Avenue
Nashville, Tennessee 37203

WARRANTY DEED

BOOK 6384 PAGE 708

Address New Owner(s) As Follows	Send Tax Bills To	Map Parcel Numbers
PDHC Company A Tennessee General Partnership	Same	43-13-9
219 Old Hickory Boulevard		
Madison, Tennessee 37115		
(City) (State) (Zip)		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, Paul D. Alexander and wife, Rubye A. Alexander ("Grantors"), have bargained and sold and do hereby transfer and convey unto PDHC Company, a Tennessee General Partnership ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows:

SEE EXHIBIT A, which is attached hereto and made a part hereof.

The said Rubye A. Alexander joins in the execution of this Warranty Deed for the purpose of conveying any interest she may have in the properties.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the said real estate in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for 1984 real estate taxes which have been prorated and Grantee agrees to assume.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming under them.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 14th day of September, 1984.

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Paul D. Alexander
PAUL D. ALEXANDER

Rubye A. Alexander
RUBYE A. ALEXANDER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Thomas Capps
AFFIANT

Subscribed and sworn to before me, this 14th day of September, 1984.

[illegible]
NOTARY PUBLIC

My commission expires:

7/18/87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul D. Alexander and Rubye A. Alexander, the bargainors, with whom I am personally acquainted, and who upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of September, 1984.

[illegible]
NOTARY PUBLIC

My commission expires:

7/18/87

Exhibit A

TRACT I

Land in the 11th, formerly the 19th, Civil District of said County, described according to a survey made by Lewis D. Justice, Surveyor, December 17, 1952, as follows:

Beginning on the southerly margin of Burwood Avenue, as proposed, at the northwest corner of the property conveyed to Mrs. Lucien Claybrooke Bernard by deed from Opha R. Bixler, of record in Book 2015, Page 583, Register's Office for said County; thence with said Avenue north 86° 32' west 144 feet to a stake; thence south 10° 43' west 324 feet to a stake in the northerly line of the property conveyed to Paul D. Alexander by deed from Opha R. Bixler, of record in Book 1852, page 175, said Register's Office; thence with said line north 70° 14' east 34.3 feet to a stake; thence north 81° 33' east 100 feet to a stake, the northwest corner of the Youngblood property, continuing in the same direction and with the northerly line of the Youngblood property 100 feet to a stake, the northwest corner of the Scruggs property being the southwest corner of said Bernard property; thence with the westerly line of said Bernard property north 8° 27' west 278 feet to the beginning, containing 1.31 acres, more or less.

Being the same property conveyed to Paul D. Alexander and wife, Ruby Alexander, by deed from Opha R. Bixler, of record in Book 2145, Page 409, said Register's Office.

TRACT II

Land in the 11th, formerly the 19th, Civil District of said County, described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, June 6, 1950, as follows:

Beginning at a stake on the northerly margin of Old Hickory Boulevard at a point 1,481.45 feet west of the westerly margin of Delaware Avenue, as measured with the northerly margin of said Boulevard, being 253.45 feet west of the southwest corner of the property conveyed to McKendree J. Scruggs and wife, by deed from Opha R. Bixler, of record in Book 1425, page 392, Register's Office for said County; thence along a curve, with the northeasterly margin of said Boulevard, 69 feet to an iron stake; thence north 9° 03' east 167 feet to an iron stake; thence north 70° 14' east 9.1 feet to a stake; thence south 8° 27' east 196.7 feet to the point of beginning.

Being the same property conveyed to Paul D. Alexander by deed from Opha R. Bixler, of record in Book 1874, Page 433, said Register's Office.

TRACT III

Land in the 11th, formerly the 19th, Civil District of said County, described according to a survey made by Lewis D. Justice, Surveyor, June 17, 1949, as follows:

Beginning at a point on the northerly margin of Old Hickory Boulevard at the southwest corner of the property conveyed to McKendree J. Scruggs and wife, by deed from Opha R. Bixler of record in Book 1425, page 392, and deed of correction of record in Book 1974, page 215, Register's Office for said County; thence with said Scruggs' western boundary north 8° 27' west 250 feet to a stake being said Scruggs' northwest corner; thence south 81° 33' west 100 feet to the northeast corner of the property conveyed to Paul D. Alexander by deed from Opha R. Bixler of record in Book 1852, page 175, said Register's Office; thence with said Alexander's eastern boundary line, south 8° 27' east 250 feet to the northerly margin of said Boulevard; thence with same, north 81° 33' east 100 feet to the beginning.

Being the same property conveyed to Paul D. Alexander by deed from Opha R. Bixler, of record in Book 2293, page 3, said Register's Office.

TRACT IV

Land in the 11th, formerly the 19th, Civil District of said County, described according to a survey made by Lewis D. Justice, Surveyor, June 6, 1950, as follows:

Beginning at a stake on the northerly margin of Old Hickory Boulevard, at a point 1328 feet west of the westerly margin of Delaware Avenue, being 100 feet west of the southwest corner of the property conveyed to McKendree J. Scruggs and wife, of record in Book 1425, Register's Office for said County, by deed from Opha R. Bixler; thence with a curve, along the northeasterly margin of said Boulevard; northwestwardly 153.45 feet to a stake; thence north 8° 27' west 196.7 feet to a stake; thence north 70° 14' east 50.2 feet to a stake; thence north 81° 33' east 100 feet to a stake, being 100 feet west of the northwest corner of said Scruggs property; thence south 8° 27' east 250 feet to the beginning.

Being the same property conveyed to Paul D. Alexander by deed from Opha R. Bixler, of record in Book 1852, page 175, said Register's Office.

TRACT V

Land in Davidson County, Tennessee, being a triangular portion of a 1.83-acre tract, more or less, as shown on a survey dated November 6, 1961, by George W. Watkins, Surveyor, and described as follows:

BEGINNING at a concrete monument in the south margin of Burrwood Avenue located S 86° 32' East 169 feet from the East Margin of Vera Avenue, and being the northwest corner of the property conveyed to Paul D. Alexander by deed of record in Book 2145, page 409, Register's Office for Davidson County, Tennessee; thence with the west line of said property South 8° 30' West 324 feet to a monument in the north line of the property conveyed to Paul D. Alexander by deed in Book 1852, page 175; thence with Alexander's North line, South 70° 14' West 25 feet to a monument at the Northwest corner of the property conveyed to Paul D. Alexander by deed in Book 1874, page 433, above mentioned; thence in a northeasterly direction 337 feet, more or less, to the point of beginning.

Being the same property conveyed to Paul D. Alexander by deed from the Trustees of the Madison Church of Christ, of record in Book 3373, page 307, said Register's Office.

EXCLUSIONS TO TRACTS I - V

Included for purpose of description but excluded for purpose of conveyance is the following:

> Land in the Eleventh Civil District of Davidson County, Tennessee, more particularly described as follows:
>
> Beginning at a point on Paul D. Alexander's westerly boundary line which is 135 feet, more or less, and north 9° 03' east of the northerly margin of Old Hickory Boulevard; thence running north 9° 03' east, 240 feet, more or less, along Alexander's westerly boundary line to a point; thence running northeasterly 191 feet, more or less around a curve to the right, the said line being left of the centerline and the radius of the curve being 1145.9 feet; thence running southerly 210 feet, more or less, along Alexander's easterly boundary line to a point; thence running southwest 74 feet, more or less, to a point; thence running south 60 degrees 56 minutes west, 92 feet to a point; thence running south 52 degrees 50 minutes west, 81 feet back to the point of beginning, containing 0.93 acres, more or less, and being part of the property conveyed to Paul D. Alexander, by deeds from Opha R. Bixler, as of record in Book 1852, page 175, in Book 1874, page 433, in Book 2293, page 3, and in Book 2145, page 409; and also part of the property conveyed to Paul D. Alexander, by deed from Trustees of the Madison Church of Christ, as of record in Book 3373, page 307, Register's Office, Davidson County, Tennessee.

Said above described land is condemned in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress or egress to, from and across the same to and from abutting lands is hereby condemned.

Also included for purpose of description but excluded for purpose of conveyance is the following:

Survey of a Parcel of land in the 10th Councilmanic District of Nashville and Davidson County, Tennessee. Being Parcel No. 364 on The Property Map of Davidson County, Tennessee. This being the Property belonging to P. D. Alexander as of Record in Book 2145, page 409 and Book 3373, page 307 in the Register's Office of Nashville and Davidson County, Tennessee. Containing 10,408 square feet.

Said property being more adequately described according to a survey made August 9, 1969, by Donald R. Carver, Surveyor, as follows:

Beginning at a concrete monument in the northerly right-of-way of Old Hickory Boulevard, corner to the Madison Church of Christ; thence North 9° 03' East 121.80 feet to a point in the southerly margin of Burwood Avenue; thence with said margin, South 86° 32' East 128.50 feet to a point in the northerly right-of-way of said Old Hickory Boulevard; thence with same, southwestwardly 196.95 feet to the beginning.

The said Ruby Alexander and Rubye A. Alexander are one and the same person.

I 5 0 4 7 6.

IDENTIF. REFERENCE

SEP 18 3 12 PM '84

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

600000.00- CAMT.
1560.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 1575.50-
1384A09/18/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 0 4 7 6

IDENTIF. REFERENCE

SEP 18 3 13 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0069888