This instrument prepared by:
William T. Berry, Attorney
333 Gallatin Road
Madison, TN 37115

RUSH

FELIX E. WILSON II, REGISTER
DAVIDSON COUNTY, TN
DEC 28 3 27 PM '84

IDENTIF. REFERENCE

I 7 2 6 1 7

3429 12/28/84 08:50a CHECK

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL NO.:
Rivergate Acres, Ltd. 2003 N. Gallatin Road MADISON, TENNESSEE 37115	Same	Map 33 P/O Parcel 123 & 151

BOOK 6457 PAGE 639

FOR AND IN CONSIDERATION OF the sum of One Hundred Fifty Thousand and No/ Other Dollars ($150,000.00), cash in hand paid by Rivergate Acres, Ltd., a Tennessee Limited Partnership, (hereinafter "Grantee"), receipt of which is hereby acknowledged, we, Rivergate Acres, Inc., a Tennessee Corporation, and Sam Martz and wife, Valda Martz, (hereinafter "Grantors") have this day bargained and sold and hereby transfer and convey unto the said Grantee, its (successors) and assigns, certain real estate in Davidson County, Tennessee:

Being that property described in Exhibit A attached hereto and incorporated herewith.

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors and assigns forever. We covenant that we 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 for easements for transmission lines to U.S.A. of record in Book 1153, page 652, Book 3223, page 325, and Book 3223, page 327, Register's Office for Davidson County, Tennessee, and any matters shown on the Plan of Rivergate Acres, Limited, Section One, of record in Book 6250, page 205, Register's Office for Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend this title to said real estate to said grantee, its successor and assigns, against the lawful claims of all persons.

Witness our hands this the 24th day December, 1984.

Rivergate Acres, Inc.

By: Sam Martz
President

Sam Martz
Sam Martz

Rivergate Acres, Inc.

By: Valda Martz
Secretary

Valda Martz
Valda Martz

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public, in and for said County and State, Sam Martz and wife, Valda Martz, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville Tenn -

This 24th day of December, 1984.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

William V. Berry
Notary Public

My Commission Expires:

7-17-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public, in and for said County and State, Sam Martz and wife, Valda Martz, who acknowledged themselves to be President and Secretary respectively, of Rivergate Acres, Inc., a Tennessee Corporation, and as such Officers and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as said President and Secretary.

WITNESS MY HAND AND OFFICIAL SEAL this 24th day of December, 1984.

William T. Berry
Notary Public

My Commission Expires:

7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $150,000.00.

Rivergate Acres, Ltd.

By: Vreden Hyatt Gen. Partner
Affiant

Subscribed and sworn to before me, this 24th day of December, 1984.

William T. Berry
NOTARY PUBLIC

My Commission Expires: 7-17-88.

EXHIBIT A

Land located in Davidson County, Tennessee, being Lot 4 of Section One of Rivergate Acres, Limited, of record in Plat Book 6250, page 205, Register's Office for Davidson County, Tennessee, described as follows:

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, Register's Office for Davidson County, Tennessee; thence leaving Dickerson Pike and with the South boundary line of said Goodlettsville Heights S 89 deg. 37' 13" E 300.00' to a point; thence leaving Goodlettsville Heights S 18 deg. 07' 13" E 200.00' to a point; thence S 35 deg. 22' 13" E 100.00' to a point; thence S 13 deg. 39' 30" W 110.51' to a point; thence S 28 deg. 22' 16" W 500.00' to a point; thence S 32 deg. 43' 44" W 23.07' 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 542.96' and a long chord of 210.50', said chord having a bearing of N 66 deg. 33' 53" W, a distance along the curve of 211.84' to a point; thence N 55 deg. 23' 16" W 110.20' to a point; thence leaving the margin of said street N 31 deg. 13' 29" E 336.85' to a point; thence N 62 deg. 09' 44" W 200.00' 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 343.28', said chord having a bearing of N 24 deg. 27' 03" E a distance along the curve of 343.47', to the point of beginning, containing 7.06 acres, more or less.

Being part of the property conveyed to Rivergate Acres, Inc., by deed from Robert V. Mendell, Receiver of record in Book 6045, page 344, Register's Office for Davidson County, Tennessee; and a part of the property conveyed to Sam and Valda Martz by deed from Rivergate Acres, Inc., of record in Book 6279, page 155, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6457 PAGE 643

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

150000.00- CAMT.
390.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 402.50-
8429A12/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 2 6 1 7

IDENTIF. REFERENCE

Dec 26 3 27 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96179