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IDENTIF. REFERENCE

APR 10 12 58 PM '85
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This Instrument Prepared By:

Kelly L. Frey
Harwell Barr Martin & Stegall
A Professional Corporation
172 Second Avenue North
Nashville, TN 37219

Address New Owner:

Calvin D. Dunham, Jr., Trustee
Suite 214
172 Second Ave. N.
Nashville, Tenn. 37201-1902

Send Tax Bills To:

Same

Map-Parcel Numbers

Davidson County
Map 140
Parcels 1, 4, 5, 6,
10, 11, 12, 17, 18,
19, 21, 22, 23, 24,
25, 26, 27, 28, 29, 40
Map 126, Parcel 65
Cheatham County
Map 100, Parcel 5
Map 101, Parcel 2

WARRANTY DEED

BOOK 6530 PAGE 509

FOR AND IN CONSIDERATION OF Ten and No/100 ($10.00) Dollars a promissory note in the original principal amount of Three Million Five Hundred Thirty-Four Thousand Nine Hundred Seventy-Nine and 68/100 Dollars ($3,534,979.68) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, FARRIS HARDWOOD LUMBER COMPANY, a Tennessee limited partnership and WILLIS M. FARRIS, individually, the GRANTORS herein, have bargained and by these presents do transfer and convey unto CALVIN D. DUNHAM, JR., TRUSTEE, the GRANTEE herein, his successors and assigns with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, a certain tract or parcel of land in Davidson and Cheatham Counties, Tennessee, described as follows:

Being a parcel of land in Davidson County and Cheatham County, Tennessee, located approximately 18 miles west of Nashville on Interstate 40 at McCrory Lane:

Tract 1A

BEGINNING at an iron pin in the southern margin of L & N Railroad and the eastern side of the Harpeth River, being the northern most point of the tract;
THENCE, with the southern L & N right-of-way in an easterly direction on a curve to the left a distance of 683.69 feet to an iron pin;
THENCE, S 84° 40' 35" E, 42.03 feet to an iron pin;
THENCE, leaving the L & N Railroad right-of-way S 17° 03' 08" E, 2,797.75 feet to an iron pin;
THENCE, S 68° 54' 58" W, 360.40 feet to an iron pin;
THENCE, S 22° 41'27" E, 313.71 feet to an iron pin;
THENCE, S 13° 04' 23" E, 69.95 feet to a 24" Hackberry;
THENCE, S 18° 39' 50" E, 234.22 feet to an iron pin;
THENCE, S 21° 17' 07" E, 352.20 feet to an iron pin;
THENCE, in a westerly direction with the westerly margin of Newsom Station Road on a curve to the right a distance of 123.62 feet to an iron pin in the northerly margin of Newsom Station Road;
THENCE, S 81° 07' 44" W, 498.31 feet to an iron pin;
THENCE, N 08° 36' 03" W, 26.47 feet to a concrete monument;
THENCE, S 80° 49' 55" W, 157.64 feet to a concrete monument;

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THENCE, in a westerly direction along the northern margin of Newsom Station Road on a curve to the left a distance of 130.60 feet to a concrete monument;
THENCE, N 27° 08' 04" W, 13.72 feet to a concrete monument;
THENCE, S 59° 42' 00" W, 206.23 feet to a point;
THENCE, N 24° 29' 01" W, 195.94 feet to an iron pin;
THENCE, N 50° 41' 52" W, 434.60 feet to an Elm;
THENCE, N 17° 57' 46" W, 597.54 feet to an iron pin;
THENCE, N 53° 20' 38" W, 414.87 feet to an iron pin;
THENCE, N 24° 44' 30" W, 423.64 feet to an iron pin;
THENCE, N 36° 51' 12" W, 794.47 feet to an iron pin;
THENCE, N 57° 12' 00" W, 346.18 feet to a 24" Hackberry;
THENCE, with line along eastern margin of Harpeth River, N 52° 43' 33" E, 262.81 feet to a 10" Hackberry;
THENCE, N 49° 41' 26" E, 453.69 feet, to a 48" Hackberry;
THENCE, N 33° 15' 33" E, 560 feet to a dead tree;
THENCE, N 30° 01' 11" E, 181.45 feet to a 12" Hackberry;
THENCE, N 34° 37' 20" E, 293.69 feet to a 12" Hackberry;
THENCE, N 36° 57' 29" E, 421.32 feet to a point of beginning;
Containing 152.17 acres, more or less and being part of that land conveyed by Alfred C. Farris, III to Farris Hardwood Lumber Company by deed of record in Book 5985, page 421 and by W. M. Farris, et. al. to Farris Hardwood Lumber Company by deed of record in Book 4522, page 828, Register's Office of Davidson County.

Tract 1B

BEGINNING at a concrete monument in the southeastern corner of the intersection of Interstate 40 right-of-way and Newsom Station Road;
THENCE, N 61° 15' 15" E, 391.91 feet to a concrete monument;
THENCE, N 30° 23' 25" W, 15.46 feet to a concrete monument;
THENCE, in an easterly direction along the southern margin of Newsom Station Road a distance of 96.71 feet to a concrete monument;
THENCE, N 81° 46' 07" E, 157.85 feet to a concrete monument;
THENCE, N 08° 36' 03" W, 32.19 feet to a point;
THENCE, N 81° 07' 44" E, 0.77 feet to a point;
THENCE, leaving Newsom Station Road S 14° 26' 23" E, 153.62 feet to a point;
THENCE, N 81° 08' 29" E, 210.79 feet to a point;
THENCE, N 16° 17' 26" W, 154.23 feet to a point on the south margin of Newsom Station Road;
THENCE, N 81° 07' 44" E, 291.91 feet to an iron pin;
THENCE, in an easterly direction with the southern margin of Newsom Station Road on a curve to the left a distance of 127.33 feet to an iron pin;
THENCE, S 40° 33' 53" E, 73.35 feet to an iron pin;
THENCE, S 21° 34' 14" E, 380.07 feet to a concrete monument;
THENCE, S 21° 45' 28" E, 21.49 feet to a concrete monument in the northerly margin of said Interstate 40 right-of-way;
THENCE, with the northern right-of-way line of Interstate 40 in a westerly direction on a curve to the right a distance of 395.45 feet to a concrete monument;
THENCE, S 89° 15' 18" W, 956.49 feet to the point of beginning;
Containing 6.64 acres, more or less, and being part of that land conveyed by W. M. Farris, et. al. to Farris Hardwood Lumber Company by deed of record in Book 4522, page 828, Register's Office of Davidson County.

Tract 1C

BEGINNING at an iron pin in the westerly margin of McCrory Lane, north of Interstate 40, approximately 350 feet northwest of the intersection of McCrory Lane and Newsom Station Road;

THENCE, S 38° 51' 29" E, 394.50 feet to a point;
THENCE, S 89° 22' 51" W, 188.10 feet to an iron pin;
THENCE, N 10° 53' 14" W, 314.89 feet to the point of beginning;
Containing 0.67 acres, more or less, and being part of that land conveyed by W. M. Farris, et. al. to Farris Hardwood Lumber Company by deed of record in Book 4522, page 828, Register's Office of Davidson County.

Tract 1D

BEGINNING at a concrete monument approximately 200 feet northwest of the intersection of Newsom Station Road and McCrory Lane;
THENCE, N 49° 30' 53" W, 205.70 feet to an iron pin;
THENCE, N 16° 26' 53" W, 111.51 feet to an iron pin;
THENCE, S 83° 04' 20" E, 2,717.75 feet to an iron pin;
THENCE, S 24° 29' 01" E, 36.69 feet to a point located in the northerly margin of Newsom Station Road;
THENCE, along the northerly margin of Newsom Station Road: S 59° 42' 00" W, 217.80 feet to a concrete monument; thence S 35° 27' 35" E, 14.80 feet to a concrete monument; thence in a westerly direction along the northern margin of Newsom Station Road on a curve to the right a distance of 133.12 feet to a concrete monument; thence S 89° 22' 51" W, 1,176.87 feet to a concrete monument; thence N 75° 05' 53" W, 1,088.31 feet to the point of beginning;
Containing 17.16 acres, more or less, and being part of that land conveyed by W. M. Farris, et. al. to Farris Hardwood Lumber Company, by deed of record in Book 4522, page 828, Register's Office of Davidson County.

Tract 2

BEGINNING at a concrete monument located in the northerly margin of McCrory Lane and the southern right-of-way line of Interstate 40;
THENCE, along the southern right-of-way line of Interstate 40:
N 81° 11' 01" E, 454.08 feet to a concrete monument; N 89° 23' 17" E, 1,000.15 feet to a concrete monument; S 00° 40' 04" E, 59.60 feet to a concrete monument; N 89° 20' 46" E, 399.80 feet to a concrete monument; N 83° 57' 17" E, 654.30 feet to a concrete monument; continuing in a easterly direction on a curve to the right a distance of 504.45 feet to a concrete monument; N 87° 32' 09" E, 536.07 feet to a concrete monument; S 02° 51' 27" E, 94.60 feet to a concrete monument; N 86° 16' 10" E, 265.44 feet to an iron pin;
THENCE, leaving the Interstate 40 right-of-way, S 06° 16' 43" E, 165.05 feet to an iron pin;
THENCE, S 37° 02' 30° E, 1540.91 feet to an iron pin;
THENCE, N 82° 46' 42" W, 1,076.58 feet to an iron pin;
THENCE, S 10° 06' 29" W, 321.26 feet to an iron pin, being in the northerly margin of McCrory Lane;
THENCE, along the northerly margin of McCrory Lane:
N 40° 23' 09" W, 49.44 feet to an iron pin; in a westerly direction on a curve ot the left a distance of 204.96 feet to an iron pin; S 41° 29' 14" W, 5.00 feet to an iron pin; in a westerly direction on a curve to the left a distance of 357.14 feet to an iron pin; S 27° 16' 37" W, 5.00 feet to an iron pin; in a westerly direction on a curve to the left a distance of 567.18 feet to an iron pin; N 85° 22' 09" W, 258.37 feet to an iron pin; in a westerly direction on a curve to the right a distance of 555.66 feet to an iron pin; N 73° 49' 29" W, 477.91 feet to an iron pin; N 16° 10' 31" E, 5.00 feet to an iron pin; N 73° 49' 29" W, 258.40 feet to an iron pin; in a westerly direction on a curve to the right a distance of 401.31 feet to an iron pin; N 57° 20' 04" W, 453.96 feet to an iron pin; N 32° 39' 56" E, 30.00 feet to a concrete monument; N 59° 28' 03" W, 435.67 feet to the point of beginning;

Containing 89.59 acres, more or less, and being part of that land conveyed by W. M. Farris, et. al. to Farris Hardwood Lumber Company by deed of record in Book 4522, page 828, Register's Office of Davidson County.

Tract 3

BEGINNING at an iron pin in the southerly margin of McCrory Lane, said pin being the northeast corner of a 20.4-acre tract of land of Alfred Farris as described in Book 3312, Page 241, Register's Office of Davidson County;
THENCE, the following calls along the southerly margin of McCrory Lane:
In an easterly direction on a curve to the left a distance of 117.15 feet to an iron pin; S 85° 22' 09" E, 258.37 feet to an iron pin; in an easterly direction on a curve to the right a distance of 890.92 feet to an iron pin; S 41° 29' 13" W, 15.0 feet to an iron pin; in an easterly direction on a curve to the right a distance of 194.32 feet to an iron pin; N 49° 36' 50" E, 15.0 feet to an iron pin; S 40° 23' 10" E, 204.85 feet to an iron pin; in an easterly direction on a curve to the left a distance of 373.19 feet to an iron pin; S 58° 24' 12" E, 365.44 feet to an iron pin; in an easterly direction on a curve to the right a distance of 1,019.83 feet to an iron pin; S 37° 42' 25" E, 340.69 feet to an iron pin;
THENCE, leaving McCrory Lane N 84° 51' 49" W, 167.11 feet to an iron pin;
THENCE, S 04° 11' 49" W, 384.65 feet to an iron pin;
THENCE, S 19° 40' 18" E, 382.93 feet to an iron pin;
THENCE, S 09° 38' 42" W, 116.79 feet to an iron pin;
THENCE, S 31° 32' 43" E, 523.80 feet to an iron pin;
THENCE, S 66° 10' 01" E, 240.75 feet to an iron pin;
THENCE, S 07° 18' 58" W, 393.93 feet to an iron pin;
THENCE, N 81° 37' 11" W, 992.23 feet to an iron pin;
THENCE, S 15° 49' 53" W, 532.42 feet to a corner post;
THENCE, N 84° 02' 57" W, 695.08 feet to an iron pin;
THENCE, N 06° 03' 32" E, 547.86 feet to a corner post;
THENCE, N 82° 01' 47" W, 648.20 feet to an iron pin;
THENCE, S 07° 31' 29" W, 2,520.01 feet to an iron pin;
THENCE, S 01° 13' 06" W, 401.14 feet to an iron pin;
THENCE, N 84° 53' 15" W, 2,063.87 feet to an iron pin;
THENCE, S 08° 08' 29" W, 1,066.73 feet to an iron pin;
THENCE, N 84° 53' 15" W, 347.25 feet to a rock;
THENCE, N 22° 00' 00" W, 1,165.68 feet to an iron pin;
THENCE, N 04° 21' 40" E, 928.73 feet to a rock;
THENCE, N 87° 17' 21" W, 716.00 feet to an iron pin;
THENCE, N 02° 42' 39" E, 869.00 feet to an iron pin;
THENCE, N 75° 59' 21" W, 2,755.85 feet to an iron pin;
THENCE, S 02° 42' 39" W, 1,409.00 feet to an iron pin;
THENCE, N 87° 17' 21" W, 2,419.00 feet to a 36" Beech;
THENCE, S 00° 52' 34" E, 159.13 feet to an iron pin;
THENCE, N 84° 48' 25" W, 1,219.48 feet to an iron pin;
THENCE, N 01° 36' 55" E, 793.04 feet to an iron pin;
THENCE, N 84° 48' 25" W, 156.74 feet to a 24" Beech;
THENCE, N 86° 09' 10" W, 53.53 feet to a point;
THENCE, N 01° 04' 17" E, 532.51 feet to an iron pin;
THENCE, N 84° 25' 54" W, 2,389.08 feet to an iron pin;
THENCE, N 05° 14' 17" E, 157.02 feet to an iron pin;
THENCE, N 83° 05' 26" W, 462.00 feet to an iron pin;
THENCE, S 30° 11' 14" W, 670.83 feet to an iron pin;
THENCE, N 80° 35' 01" W, 100.00 feet to centerline of South Harpeth River;
THENCE, along the centerline of said river:
N 37° 49' 29" E, 451.22 feet to a point; N 19° 11' 21" E, 591.26 feet to a point; N 23° 17' 29" E, 155.93 feet to a point; N 27° 19' 26" E, 275.42 feet to a point; N 20° 42' 12" W, 68.57 feet to a point; N 47° 40' 00" W, 242.00 feet to a point; N 62° 07' 00" W, 192.50 feet to a point; N 80° 17' 59" W, 341.14 feet to a point;

THENCE, leaving the centerline of said river, N 44° 19' 25" E, 222.30 feet to a pile of stones;
THENCE, S 82° 12' 09" E, 674.71 feet to a large stone;
THENCE, N 07° 07' 30" E, 2,911.87 feet to an iron pin;
THENCE, S 88° 15' 46" E, 4,373.32 feet to an iron pin;
THENCE, S 06° 21' 45" E, 277.97 feet to an iron pin;
THENCE, S 68° 18' 54" E, 493.74 feet to an iron pin;
THENCE, S 01° 36' 06" W, 587.40 feet to an 18" Oak;
THENCE, N 88° 51' 22" E, 587.15 feet to an iron pin;
THENCE, N 66° 05' 14" E, 368.78 feet to an iron pin;
THENCE, N 56° 51' 25" E, 299.30 feet to an iron pin;
THENCE, N 73° 26' 27" E, 282.08 feet to an iron pin;
THENCE, N 35° 43' 23" E, 499.17 feet to an iron pin;
THENCE, N 23° 09' 33" E, 373.20 feet to an iron pin;
THENCE, N 31° 00' 00" E, 93.00 feet to an iron pin;
THENCE, N 51° 13' 28" E, 199.39 feet to an iron pin in the southerly line of the right-of-way of Interstate 40;
THENCE, with the southerly line of the Interstate 40 right-of-way:

in an easterly direction on a curve to the left a distance of 166.51 feet to a concrete monument; N 89° 20' 14" E, 651.79 feet to a concrete monument; S 84° 18' 15" E, 1,495.49 feet to a concrete monument; in an easterly direction on a curve to the right a distance of 372.80 feet to a concrete monument; S 59° 56' 13" E, 148.92 feet to a concrete monument; N 32° 39' 56" E, 25.00 feet to an iron pin;

THENCE, along the southerly margin of McCrory Lane:

S 57° 20' 04" E, 453.96 feet to an iron pin; in an easterly direction on a curve to the left a distance of 418.58 feet to an iron pin; S 73° 49' 29" E, 258.40 feet to an iron pin; N 16° 10' 31" E, 5.0 feet to an iron pin; S 73° 49' 29" E, 168.29 feet to an iron pin;

THENCE, leaving McCrory Lane S 26° 10' 31" W, 910 feet to a point;
THENCE, S 51° 37' 10" E, 755.69 feet to an iron pin;
THENCE, N 26° 10' 31" E, 1,236.31 feet to the point of beginning;
Containing 1,718.32 acres, more or less, and being that land conveyed to W. M. Farris, et. al. to Farris Hardwood Lumber Company, by deed of record in Book 4522, page 828; and by Alfred C. Farris, III and wife, Carney O. Farris to Farris Hardwood Lumber Company, by deed of record in Book 5590, page 803; and by Bill Davis and wife, Rose M. Davis to Farris Hardwood Lumber Company, by deed of record in Book 4902, page 588, Register's Office of Davidson County.

All the aforesaid tracts are described in the boundary survey of Hart-Freeland-Roberts, Inc. dated September 9, 1974.

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 successors and assigns, forever. GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. GRANTORS do further covenant and bind themselves, their 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. Each of the undersigned general partners of Farris Hardwood Lumber Company do further covenant, represent and warrant that he/she has the full power and right to execute and deliver the Warranty Deed and

that he/she has been duly authorized to execute and deliver this Warranty Deed and that this Warranty Deed is legally binding on all the partners of the Farris Hardwood Lumber Company.

GRANTORS do hereby sell, transfer and deliver unto GRANTEE all right, title and interest, in and to all GRANTORS' personal property situated on this land on this date, which GRANTORS represent and warrant to GRANTEE that said personal property is owned free and clear of any liens or encumbrances and that GRANTORS have a good right and authority to convey it. NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE IN RESPECT TO SAID PERSONAL PROPERTY ARE MADE AND SAID WARRANTIES ARE EXPRESSLY DISCLAIMED AND SAID PERSONAL PROPERTY IS SOLD AS IS.

WITNESS Our hands this 9 day of April, 1985.

Willis M Farris
WILLIS M. FARRIS

FARRIS HARDWOOD LUMBER COMPANY,
a Tennessee Limited Partnership

By: W. M. Farris
W. M. FARRIS
General Partner

RACHAEL FARRIS, General Partner

By: Mary F. Lynch
MARY F. LYNCH (Mrs. Jack Lynch)
Attorney-in-fact
By Consent of Partnership

ALFRED C. FARRIS, III, General Partner

By: Virginia Farris Gordon
VIRGINIA FARRIS GORDON
Attorney-in-fact
By Consent of Partnership

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth B. Foster, a Notary Public of said County, WILLIS M. FARRIS, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 1985.

Ruth B. Foster
Notary Public

My Commission Expires:

July 18, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ruth B. Foster, of the State and County aforesaid, personally appeared W. M. FARRIS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a General Partner of Farris Hardwood Lumber Company, the within named bargainor, a Tennessee limited partnership, and that he as such General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal, this 9th day of April, 1985.

Ruth B. Foster
Notary Public

My Commission Expires:

July 18, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of April, 1985, before me personally appeared Mary F. Lynch, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Rachael Farris, General Partner, and who as her duly appointed attorney-in-fact acknowledged that she executed the same as the free act and deed of said Rachael Farris, general partner.

Witness my hand, at office, this 9th day of April, 1985.

Ruth B. Foster
Notary Public

My Commission Expires:

July 18, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of April, 1985, before me personally appeared Virginia Farris Gordon, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Alfred C. Farris, III, General Partner, and who as his duly appointed attorney-in-fact acknowledged that she executed the same as the free act and deed of said Alfred C. Farris, III, General Partner.

Witness my hand, at office, this 9th day of April, 1985.

Notary Public

My Commission Expires:

July 15, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property (whichever is greater) is $ 4,713,306.25 . This is equal to or greater than the property would bring at a fair and voluntary sale.

Subscribed to and sworn to before me, this 9th day of April, 1985.

Notary Public

My Commission Expires:

July 15, 1987

KLF/skp

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6530 PAGE 517

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
			4,713,306.25 Conv.	
			12254.63 CSTAX	
			.50 PRFEE	
			24.00 WDEED	
			CHECK 12279.09-	
			6797A04/10/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 5 5 5 9

IDENTIFICATION REFERENCE

APR 10 12 58 PM 185

DAVIDSON COUNTY, TN

No. 123767