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FORM NO. WD-1

I 9 6 7 8 3

IDENTIF. REFERENCE RUST

APR 16 9 21 AM '85

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 1985.

Notary Public

MY COMMISSION EXPIRES 11/1/87

(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
GEORGE P. LINEBAUGH, JR., Atty., 213 3rd Ave., North, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. L. Danner (NAME)	SAME (NAME)	Map 63
1451 Elm Hill Pike, Suite 114 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/o Par 94.1a
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William Stokley Donelson, II, Susan Hiles Donelson, John Donelson, III, Janice Thomas Donelson, Elizabeth Donelson Williams, Mary Hooper Williams, Sarah McBee Williams and James Thomas Williams, IV, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. L. Danner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land Lying in Davidson County, Tennessee described according to an unrecorded survey made by Mike Apple, Surveyor, dated February 9, 1985, as follows to-wit:

TRACT I: Beginning at a concrete monument at the northwest corner of the hereinafter described tract No. II; thence south 88° 56' 32" west 51.79 feet to an iron pin; thence north 55° 30' 02" west 999.59 feet to an iron pin; thence north 2° 59' 35" west 488.36 feet to a concrete monument; thence north 88° 13' 33" west 3,328.50 feet to the low water mark of the Cumberland River and passing a metal post in a concrete base at 3,238 feet; thence southerly along said low water mark south 31° 05' 28" east 2,310.84 feet, said boundary line being subject to an easement of the United States Corps of Engineers specified by the meandering of a line along the 399.40 foot elevation (Mean Sea Level), of record in Book 2247, page 294, R.O.D.C., Tennessee; thence leaving said low water mark on the Cumberland River south 81° 37' 51" east 3,043.23 feet to a concrete monument; thence north 1° 04' 46" east 1,266.10 feet to a concrete monument, the point of beginning containing 158.01 acres, more or less.

TRACT II: Beginning at a point in the centerline of U.S. Hwy. 45 which is south 31° 01' east 30.88 feet from the intersection of abandoned Hadley's Bend Road and U.S. Hwy. 45, thence, south 56° 59' west 46.50 feet to a concrete monument in the western boundary of U.S. Hwy. 45; thence south 56° 59' west, 142.00 feet to an iron pin; thence south 81° 05' 08" west, 146.21 feet to an iron pin in the eastern right-of-way of the Seaboard Railroad; thence continuing south 81° 05' 08" west, 101.30 feet to an iron pin in the western right-of-way of Seaboard Railroad; thence south 81° 05' 08" west 593.35 feet to an iron pin in a fence which defines the corporate boundary of the city of Lakewood; thence along said fence north 88° 56' 14" west 1,942.46 feet to a concrete monument; thence south 01° 04' 46" west, 72 feet

(Continued)

This is unimproved (X) improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 12th day of April, 19 85

Sarah McBee Williams; John Donelson III; James Thomas Williams IV;
Susan Hiles Donelson; Mary Hooper Williams; Elizabeth Donelson Williams
Janice Thomas Donelson; William Stokley Donelson, II

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named William Stokley Donelson, II

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of April 1985.

Commission expires April 19, 1987

Jo Ann Smith
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
William Stokley Donelson, II et al

TO
R. L. Danner

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

to a concrete monument; thence south 88° 56' 14" east 1,948.77 feet to an iron pin; thence north 81° 05' 08" east 537.33 feet to an iron pin in the western right-of-way of Seaboard Railroad; thence north 81° 05' 08" east 101.30 feet to an iron pin in the eastern right-of-way of Seaboard Railroad; thence north 81° 05' 08" east 223.88 feet to an iron pin; thence north 56° 59' east 203.87 feet to the centerline of U.S. Hwy. 45 and passing a concrete monument in the western boundary of U.S. Hwy. 45 at 157.37 feet; thence north 31° 01' west 72 feet to the point of beginning and containing 4.88 acres, more or less.

Said tract II being a perpetual, non-exclusive appurtenant easement for ingress and egress roadway and utility purposes together with an easement for construction of said roadway and utilities and the right to place a sign and gate on said easement at or near intersection with Old Hickory Blvd., said sign and gate to be approved by the grantor;however, such approval shall not be unreasonably withheld. Grantors shall not cause, permit nor allow any obstruction or interference with the grantee's use and enjoyment of this easement. Grantors covenant and agree to pay or cause to be paid all real estate taxes and assessments levied upon the easement premises. Grantor and grantee shall have the right but not the obligation to maintain the ingress, egress roadway and utilities and grantor shall repair any and all damages caused by grantor, his servants or his agents and grantee shall repair any and all damages caused by grantee, his servants or his agents.

Said tracts of land being part of the same property devised to John Donelson by will of Stokley Donelson, deceased, recorded in Will Book 29, page 540, County Court for said County and conveyed to the said John Donelson by E. R. Dabney and wife, Elizabeth D. Dabney of record in Book 230, page 9, said Register's Office. And being the same property devised to Betty Hooper Donelson by will of John Donelson, deceased, of record in Will Book 65, page 488, County Court Clerk's Office for Davidson County, Tennessee. By deed of record in Book 2104, page 354, said Register's Office, Betty Hooper Donelson conveyed a one-ninth undivided interest to John Donelson, Leonard Hooper Donelson and Mary Hooper Jones, now Stevens, and by deed of record in Book 2107, page 590, said Register's Office, Betty Hooper Donelson conveyed a one-thirtieth (1/30) undivided interest to John Donelson, Leonard Hooper Donelson and Mary Hooper Donelson Jones, now Stevens, and by deed of record in Book 3317, page 108, said Register's Office, Betty Hooper Donelson conveyed a one-thirtieth (1/30) undivided interest in the above described property to John Donelson, Leonard Donelson and Mary Hooper Donelson Jones, now Stevens. And being part of the same property devised the remainder to John Donelson, Jr., Leonard Hooper Donelson and Mary Hooper Donelson Jones, now Stevens, by will of Betty Hooper Donelson, deceased, of record in Will Book 77, page 520, County Court Clerk's Office for Davidson County, Tennessee. And being part of the same property devised to William Stokley Donelson, II, John Donelson, III and the heirs-at-law of Agnes Donelson Williams, who predeceased John Donelson, Jr. by will of John Donelson, Jr., deceased of record in Will Book 113, page 678, County Court Clerk's Office for Davidson County, Tennessee. By deeds of record in Book 4984, page 157, Book 5069, page 399, Book 5237, page 777, Book 5380, page 536 and Book 5380, page 566, said Register's Office, Mary Hooper Donelson Jones, now Stevens, conveyed her interest in the above described property to John Donelson, III, William Stokley Donelson, II, Elizabeth Donelson Williams, Mary Hooper Williams, Sarah McBee Williams and James Thomas Williams, IV. By deeds of record in Book 5104, page 85, and Book 5104, page 88, said Register's Office, Leonard Hooper Donelson conveyed his interest in the above described property to John Donelson, III, William Stokley Donelson, II, Elizabeth Donelson Williams, Mary Hooper Williams, Sarah McBee Williams and James Thomas Williams, IV.

Grantor grants to the grantee the right to purchase an additional ten (10) acre tract abutting the above described premises for $5,000 Dollars per acre, said tract being parallel to and extending across the entire east line of the above described premises. Said right of purchase shall be for a period of six months beginning with the date of this deed and grantor may exercise the right to purchase by notifying the seller in writing at any time prior to the expiration of the six months and the property shall be conveyed under the same terms and conditions as set out in the contract between the parties dated November 12, 1984.

(Continued)

Should grantee ever decide to sell said premises, grantors shall have the right of first refusal to purchase same from grantee. Grantee shall mail, or hand deliver, any bonafied offer to grantor, and grantor shall have thirty (30) days to advise grantee of grantors intention to meet said offer and purchase the premises. Notice of such bonafied offer to be mailed to the person shown on the records of the Metropolitan Government of Nashville and Davidson County tax records as receiver of tax notices for the property adjoining said above described premises on the East.

Should grantor ever decide to sell part, or all, of their property lying between the above described premises and the Seaboard Railroad, grantee shall have a like right of first refusal to purchase same. Conditions and notice shall be the same as described above.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dena A Seeley, a Notary Public in and for said County and State, the within named Susan Hiles Donelson, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tn, this 12th day of April, 1985.

My commission expires: 4-5-87 Notary Public Dena A. Seeley at Large

State of Tennessee
County of Davidson

Personally appeared before me, Dena A Seeley, a Notary Public in and for said County and State, the within named John Donelson, III, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tn., this 12th day of April, 1985.

My commission expires: 4-5-87 Notary Public Dena A. Seeley at Large

State of Virginia
County of Fairfax

Personally appeared before me, Mary to Crawford, a Notary Public in and for said County and State, the within named Janice Thomas Donelson, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Vienna, Va, this 15 day of April, 1985.

My commission expires: 12/28/87 Notary Public Mary to Crawford

State of Virginia
County of Culpeper

Personally appeared before me, Norma Fagan, a Notary Public in and for said County and State, the within named Elizabeth Donelson Williams, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Culpeper, Virginia, this 15th day of April, 1985.

My commission expires: October 16, 1987 Notary Public Norma Fagan

State of Virginia
County of Culpeper

Personally appeared before me, Norma Fagan, a Notary Public in and for said County and State, the within named Mary Hooper Williams, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Culpeper, Virginia, this the 15th day of April, 1985.

My commission expires: October 16, 1987 Notary Public Norma Fagan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jenny A. Bridges, a Notary Public in and for said County and State, the within named Sarah McBee Williams, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 1985.

My commission expires: 4-5-87 Notary Public at Large Jenny A. Bridges

STATE OF Tennessee
COUNTY OF Davidson

Peronally appeared before me, Jenny A. Bridges, a Notary Public in and for said County and State, the within named James Thomas Williams, IV, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 1985.

My commission expires: 4-5-87 Notary Public at Large Jenny A. Bridges

K 798.50- CHEC 74/6 3277

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

300000.00- CAMT.
780.00 CSTAX
.50 PRFEE
16.00 WDEED
CHECK 796.50-
B277A04/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 7 8 3

IDENTIF. REFERENCE

APR 16 9 21 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 125203