WARRANTY DEED

File #1

FROM: Luther M. Anderson, Jr. and Margaret Anderson Blackwell, a widow
Grantors

TO: Claridge Builders Inc.,
Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank in Nashville
Nashville, Tennessee 37219

BOOK 6680 PAGE 545

Address New Owner(s) as Follows:

3023 Casa Drive
Nashville, Tennessee 37214

Send Tax Bills To: same

Map-Parcel Numbers

149-0-139

Field Book Numbers

2D-19500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Thousand Dollars ($200,00.00).

Claridge Builders, Inc.
By: W. Jerome Sullivan, Sec.
Affiant

SUBSCRIBED AND SWORN TO before me, this the 10 day of October, 1985.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Luther M. Anderson, Jr. and Margaret Anderson Blackwell, a widow, Grantors, have bargained and sold, and by these presents do transfer and convey unto Claridge Builders Inc., a Tennessee corporation, Grantee, its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> The real property more particularly described on Exhibit "A" attached hereto and incorporated herein by reference;

This is unimproved property and is not the usual residence of Luther M. Anderson, Jr.

This conveyance is expressly made subject to the following:

The encumbrances more particularly described on Exhibit "B" attached hereto and incorporated herein by reference;

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.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 10 day of October, 1985.

Luther M. Anderson Jr
LUTHER M. ANDERSON, JR.

Margaret Anderson Blackwell
MARGARET ANDERSON BLACKWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, LUTHER M. ANDERSON, JR., 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 10 day of October, 1985.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6680 PAGE 547

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, MARGARET ANDERSON BLACKWELL, 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, at Office, this 10 day of October, 1985.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

0406W/10-10-85

EXHIBIT A

PROPERTY DESCRIPTION

Beginning at a point on the southerly right of way of Rural Hill Road, said point being the property corner of the Irby S. Campbell property as of record in Bk. 1627 Pg. 473 and the Luther M. Anderson and wife, Margarette Anderson property as recorded in Bk. 1286, Pg. 387; Thence easterly with southerly right of way of Rural Hill Road N 71° 02' 41" E 93.35 ft. to a point; thence continuing with the right of way of Rural Hill Road N 51° 39' 08" E 99.19 ft. to a point; thence N 34° 54' 05" E 85.73 ft. to a point; thence N 28° 55' 12" E 382.34 ft. to the intersection with the westerly right of way of Rice Road; thence southwesterly with the westerly right of way of Rice Road S 23° 53' 00" E 220.25 ft. to a point; thence continuing with the right of way of Rice Road S 19° 51' 00" E 173.92 ft. to a point; thence S 15° 59' 59" E 158.00 ft. to a point; thence S 13° 58' 04" E 113.27 ft. to a point; thence S 9° 14' 05" E 205.35 ft. to a point; thence leaving the right of way of Rice Road S 36° 17' 22" W 1026.38 ft. to a point, said point being a point on the property line of the R.H. Barrett property of record in Bk. 1628, Pg. 197, said point also being the corner of the Luther M. Anderson, Jr. property as recorded in Bk. 4611, page 502; thence northwesterly with the easterly line of the Luther M. Anderson, Jr. property N 60° 37' 05" E 643.72 ft. to a point; thence N 36° 44' 26" E 387.0 ft. to a point; thence N 54° 23' 23" E 328.81 ft. to a point; thence N 2° 39' 57" E 342.46 ft. to the point of beginning and containing 19.5 acres.

Being the same property conveyed to Luther M. Anderson, Jr. and Margaret Anderson Blackwell, a widow, by deed from Margarette Anderson Blackwell of record in Book 4619, page 212, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Subject to a family graveyard as set out in Book 256, page 368, said Register's Office and all rights of ingress and egress thereto.

4 3 9 5 9

IDENTIFICATION REFERENCE

Oct 11 11 46 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6680 PAGE 3

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANE
CO TX -STATE TAX C
MO TX -STATE TAX M
PRFEE -PROBATE FE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			200000.00-	CAMT.
			[illegible].00	COTAX
			.50	PRFEE
			15.00	WDEED
			CHECK	535
			5926A10/11/85	BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43959

IDENTIFICATION REFERENCE

OCT [illegible] 11 46 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1814[illegible]