BOOK 6728 PAGE 757

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Address New Owner(s):
Cross Properties
2019 Mallory Lane
Franklin, TN 37064

Send Tax Bills to:
Same

Map: 52
Parcel: 9
Field Book: 3D-51200
and
Map: 62-2
Parcel: 14
Field Book: 3D-50597

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, L. WINSTON BIGGS and LINDA J. BIGGS, his wife, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to CROSS PROPERTIES, a Tennessee general partnership, (the "Grantee"), its successors and assigns, the land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference.

This conveyance is made subject to liens, encumbrances and other defects listed on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of December, 1985.

L. WINSTON BIGGS

LINDA J. BIGGS

5 0 0 / 3

IDENTIFI REFERENCE

Dec 6 9 33 AM '85

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named L. Winston Biggs, the 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 and official seal at Nashville, Tennessee, this 4TH day of December, 1985.

Notary Public

My Commission Expires: 7-17-88

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Linda J. Biggs, the bargainor, 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 and official seal at Nashville, Tennessee, this 4TH day of December, 1985.

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 $ 1,750,000.00 .

Affiant

Subscribed and sworn to before me, this
4TH day of December, 1985.

Notary Public

My Commission Expires: 7-17-88

EXHIBIT A

TRACT NO. 1:

LAND in Davidson County, Tennessee, described according to a survey by PRC Consoer Townsend, dated July 12, 1983, as Revised January 8, 1985, as follows, to-wit:

BEGINNING at a concrete monument in the northeasterly corner of Lot 13 of the Pennington Bend Estates, Section 1; thence South 80°38'06" West 195.00 feet to a point in the easterly right-of-way of Lock Two Road; thence with the easterly right-of-way of Lock Two Road, North 9°10'57" West 135.41 feet to a point; thence North 80°26'51" East 14.40 feet to a concrete monument; thence southeasterly in a curve concave to the northeast, having a radius of 25 feet, a distance of 38.47 feet to a concrete monument; thence North 80°26'51" East 315.36 feet to a point; thence northeasterly in a curve concave to the northwest, having a radius of 25 feet, a distance of 39.19 feet to a point; thence North 9°20'27" West 49.13 feet to a point; thence northeasterly in a curve concave to the east, having a radius of 749.14 feet, a distance of 213.58 feet to an iron pin; thence North 1°15'21" West 412.96 feet to a point in the easterly right-of-way of Lock Two Road; thence with the easterly right-of-way of Lock Two Road, North 9°10'57" West 2,512.43 feet to a point; thence North 83°30'27" East 255.84 feet to a point (chiseled square in a rock); thence North 6°11'55" West 225.00 feet, a low water mark on the Cumberland River; thence with the low water mark of said river North 83°31'31" East, 1,704.74 feet to the northeasterly corner of the property (iron pin found 0.33' West of the corner in a 10" pin oak); thence South 6°29'29" East, 1,778.39 feet to an iron pin in the northeasterly corner of Lot 1 of the Pennington Bend Estates, Section 1; thence with the northerly line of Lot 1 of the Pennington Bend Estates, Section 1, the following 2 calls: South 80°38'06" West 830.00 feet to an iron pin; thence North 9°21'54" West 135.00 feet to a point; thence South 80°38'06" West 131.22 feet to an iron pin; thence North 15°15'47" East 175.17 feet to an iron pin; thence North 2°13'40" West 1,148.00 feet to an iron pin; thence North 4°57'56" West 1,054.00 feet to an iron pin; thence North 18°55'[illegible]" West 1,[illegible] feet to an iron pin; thence North 9°31'48" West 39.[illegible] feet to the point of beginning, and containing 193.61 acres, more or less.

NOTE:

A witness iron pin has been established along the northerly line of Lot 1 of the Pennington Bend Estates, Section 1, as the corrected pin may be set at a later date. The witness pin is described as follows: Beginning at an iron pin in the northeasterly line of the property, said iron pin being North 9°21'54" West 444.57 feet from the chiseled square in a rock as described in the legal description; thence South 83°31'31" West 1,778.39 feet to an iron pin in the easterly line of the property, said iron pin being North 6°44'21" West 6,741.69 feet from the southeasterly corner of the property (northeasterly corner of Lot 1 of the Pennington Bend Estates, Section 1).

TRACT NO. 2:

A tract or parcel of land in Davidson County, Tennessee, described according to a survey made by Ernest Madlin, R.L.S., June 25, 1979, as follows:

Land in the Third Civil District of Davidson County, Tennessee: Beginning at a point on the east margin of Lock Two Road, the same being located 460 feet more or less from the center of Pennington Bend Road; thence N 9°20'27" W, 25 feet to a point at the north end of a proposed curve with a 25-foot radius, the beginning point of the tract herein conveyed; thence with the east margin of Lock Two Road N 9°20'27" W, 375 feet to a point; thence leaving said road S 80°11'58" E, 404.64 feet to a point; thence with a curve to the left, having a radius of 839.86 feet, a distance of 250.90 feet to a point; thence S 9°20'27" E, 49.13 feet to a point; thence following a curve to the right, having a radius of 25 feet, a distance of 39.27 feet to a point; thence S 80°39'33" W, 310 feet to a point; thence following a curve to the right, having a radius of 25 feet, a distance of 39.27 feet to the point of beginning, containing 3 acres.

Being the same property conveyed to L. Winston Biggs by Deed from John Medley and wife, Lorene S. Medley of record in Book 6398, page 495, as corrected in Book 6484, page 39, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED.

EXHIBIT B

1. Metro taxes for 1985, Map 52, Parcel 9, Field Book No. 3D-51200, $2,759.23 UNPAID, and Map 62-2, Parcel 14, Field Book No. 3D-50597, $306.34 UNPAID, but not delinquent until March 1, 1986.

2. Deed of Trust executed by L. Winston Biggs and wife, Linda J. Biggs to Harold Reeves, Trustee, dated October 5, 1984, and recorded in Book 6398, page 488, as modified in Book 6471, page 863, Register's Office for Davidson County, Tennessee.

3. Assignment of Real Estate Contracts from L. Winston Biggs, to Lincoln State Savings and Loan Association, Inc., of record in Book 6471, page 865, Register's Office for Davidson County, Tennessee.

4. Transmission Line Easement granted to the United States of America, of record in Book 1163, page 341, flowage easement of record in Book 2202, page 83, and easement of record in Book 3959, page 595, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6728 PAGE 761

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | 1,750,000.00 Conv. | | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5887d

IDENTIFICATION REFERENCE

Dec 6 9 33 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 198716