BK 35

BOOK 6742 PAGE 417

WARRANTY DEED

FROM: Carl E. Adams, Jr. and Advent Properties, Inc., a Tennessee corporation, Grantor

TO: Clyde Dixon & Associates, Inc., Grantee

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Clyde Dixon &
Associates, Inc.
3375 Winbrook
Memphis, TN 38116

Send Tax Bills To: same

Map-Parcel Numbers

Davidson County
Map 171 parcels 19,
140, 122
Williamson County
Map 11-B Group D
Parcels 16, 17

Field Book Numbers

Davidson County 6DU-60960
6DU-60955
6DU-60950

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is one million two hundred three eight hundred thirty three Dollars ($1,203,833.00).

Clyde H. Dixon
Affiant

SUBSCRIBED AND SWORN TO before me, this the 13th day of December, 1985.

Tamara W. Fogarty
Notary Public

My Commission Expires: 1-19-88

FOR AND IN CONSIDERATION OF Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and including the execution and delivery of Grantees promissory note in the principal sum of $295,425.00, Carl E. Adams, Jr. and Advent Properties, Inc., as Grantor, have bargained and sold, and by these presents do transfer and convey unto the said Clyde Dixon & Associates, Inc., a Tennessee corporation as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson and Williamson Counties, Tennessee which land is more fully described on the attached Exhibit A.

This is unimproved property, known as Section Two, The Summit, Brentwood, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1985 taxes which have been prorated and will be paid by Grantor.

2. Two cemeteries with ingress and egress rights thereto as shown on the Boundary Survey of Tracts 1 and 2 The Summit dated October 28, 1985 by Ragan Smith Murphy & Associates, Inc. (job no. 81-005).

3. Easement of record in Book 527, pages 575 and 585, Register's Office for Williamson County, Tennessee.

4. Plan of Section Two, The Summit recorded in Book 6250, page 755, Register's Office for Davidson County, Tennessee.

In addition, this conveyance is made upon the continuing condition that the Grantee construct and maintain, in compliance with all applicable environmental, safety, and health laws, regulations and ordinances, a storm water detention pond 60,000 cubic feet in volume and on that site more specifically described in the attached Exhibit B. Grantors reserve for themselves, their successors and assigns, the non-exclusive right to use the 25 foot drainage easement shown on the recorded Plan of Section Two, The Summit to allow the storm water detention pond to serve the area outlined on the attached Exhibit C. The provisions of this condition may be specifically enforced and Grantee shall be liable for all court costs and attorney's fees occasioned by any breach of this condition.

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 Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have 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 Grantors do further covenant and bind Grantors, their heirs, 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.

G. Nan Adams joins in this instrument for the purpose of conveying her marital interest in the Property herein described.

Witness our hands this 13th day of December, 1985.

Carl E. Adams

CARL E. ADAMS, JR.

G. Nan Adams

G. NAN ADAMS

ADVENT PROPERTIES, INC.

By: Carl E. Adams

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tamara W. Fogarty, a Notary Public of said County and State, CARL E. ADAMS, 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 13th day of December, 1985.

Tamara W. Fogarty

Notary Public

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tamara W. Fogarty, a Notary Public of said County and State, personally appeared Carl E Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of ADVENT PROPERTIES, INC., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, this 13th day of December, 1985.

Tamara W. Fogarty

Notary Public

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, G. Nan Adams, a Notary Public of said County and State, G. NAN ADAMS, 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 16th day of December, 1985.

Donna L. Lilly
Notary Public

My Commission Expires: 11-2-87

0555R/12-3-85

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson and Williamson Counties, State of Tennessee, being a 377,165 square foot parcel shown as Lot 2 on the Plan of Section Two, The Summit, of record in Book 6250, page 755, Register's Office for Davidson County, Tennessee to which reference is made.

Being part of the same property conveyed to Carl E. Adams, Jr. by deed from Bailey Enterprises, Summitt, a joint venture, of record in Book 6530, page 656, Register's Office for Davidson County, Tennessee and Book 527, page 567, Register's Office for Williamson County, Tennessee, and part of the same property conveyed to Advent Properties, Inc. by deed from the Estate of John Holt of record in Book 6420, page 20, Register's Office for Davidson County, Tennessee, and part of the property conveyed by Advent Properties by deed from Carl E. Adams, Jr., Trustee of record in Book 5923, page 342, Register's Office for Davidson County, Tennessee.

Said Lot 2 is more particularly described as follows:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County and the Fifteenth Civil District of Williamson County, Tennessee being described as follows.

Beginning at a concrete highway monument on the east right-of-way line of I-65 at the northeast corner of a tract conveyed to Brentwood Office Storage by deed recorded in Book 485, Page 570 R.O.W.C., Tennessee and proceeding as follows:

1. With the east right-of-way line of I-65, N 2° 17' 05" E, 489.84 feet to a concrete highway monument at the northwest corner of a cemetery; thence,
2. With I-65, N 24° 16' 37" E, 267.65 feet to a concrete highway monument; thence,
3. Leaving I-65, N 68° 43' 39" E, 49.09 feet to the west right-of-way line of Summit View Drive (extended); thence,
4. With said line in a southerly and easterly direction, with a 426.05-foot radius curve to the left a distance of 332.16 feet; said curve has a chord bearing and distance of S 43° 36' 28" E, 323.81 feet; thence,
5. With a 25-foot radius curve to the right a distance of 36.99 feet; said curve has a chord bearing and distance of S 23° 32' 58" E, 33.71 feet; thence,
6. With a 121.05-foot radius curve to the left, a distance of 34.34 feet; said curve has a chord bearing and distance of S 10° 43' 01" W, 34.22 feet; thence,
7. S 2° 35' 28" W, 882.18 feet to an iron pin on the north line of a tract conveyed to the City of Brentwood by deed recorded in Book 479, Page 816, R.O.W.C., Tennessee; thence,
8. With Brentwood's north line, N 85° 50' 33" W, 256.49 feet to an iron pin on the east line of a tract conveyed to Charles C. Brewer et al by deed recorded in Book 523, Page 614, R.O.W.C., Tennessee; thence,
9. With the east line of Brewer and Brentwood Office Storage, N 23° 36' 58" W, 97.73 feet to an iron pin; thence,
10. N 12° 27' 51" W, 328.63 feet to the point of beginning and containing 8.658 acres.

EXHIBIT "B"

DESCRIPTION OF STORM WATER DETENTION POND

A tract of land in the Fifteenth Civil District of Williamson County, Tennessee being more fully described as follows:

Beginning at a point on the east line of a tract conveyed to Brentwood Office Storage by deed recorded in Book 485, page 570, R.O.W.C., Tennessee at the Davidson-Williamson County line as established by Ragan-Smith-Murphy & Associates, Inc. and proceeding as follows:

1. With the Davidson-Williamson County line S 73° 18' 12" E, 103.00 feet; thence,

2. S 12° 27' 51" E, 193.76 feet to the north margin of a cemetery; thence,

3. With said margin S 79° 32' 51" W, 90.00 feet to a point on the east line of Brentwood Office Storage; thence,

4. With Brentwood Office Storage N 12° 27' 51" W, 240.79 feet to the beginning and containing 19,543 square feet or 0.45 of an acre.

63068

IDENTIFICATION REFERENCE

DEC 20 2 43 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 5742 PAGE 423

CARL E. ADAMS, JR.
Book 6130, page 636, R.O.D.C., Tennessee
Book 527, page 567, R.O.W.C., Tennessee

ADVENT PROPERTIES, INC.
Book 5635, page 478, R.O.D.C., Tennessee
Book 5635, page 483, R.O.D.C., Tennessee
Book 5910, page 17, R.O.D.C., Tennessee
Book 5923, page 342, R.O.D.C., Tennessee

NORTH

FRANKLIN (S.R. 96)

INTERSTATE 65

DOWNTOWN NASHVILLE

HICKORY BOULEVARD

CHARLES E. BREWER ET AL
DEED BK 523, PG 816, ROWC, TN

BRENTWOOD OFFICE STORAGE
DEED BK 489, PG 570, ROWC, TN

CONC HWY MON (O)

N02°17'05"E 489.84'

CONTROLLED ACCESS RIGHT-OF-WAY

CONC HWY MON (O)

N26°18'37"E 287.65'

N02°19'55"E 641.31'

N23°36'56"W 97.73'

N12°27'51"W 328.63'

140.79

DRAINAGE EASEMENT

19.79'

PUBLIC UTILITIES & DRAINAGE

EASEMENT

(140)

CEMETERY

CEMETERY

WILLIAMSON COUNTY
DAVIDSON COUNTY

(19)

2

AREA = 377,165 SQUARE FEET

30' COMMON ACCESS EASEMENT & PUBLIC UTILITY & DRAINAGE ESMT

N85°50'33"W 301.20' (total)

CITY OF BRENTWOOD
DEED BK 492, PG 816, ROWC, TN

PUBLIC UTILITIES & DRAINAGE

N07°35'28"E 687.18'

S07°35'28"W 689.06'

CHURCH ST.

S03°00'24"W 317.47'

EDA BEASLEY ET AL
DEED BK 305, PG 182, ROWC, TN

INGRESS-EGRESS EASEMENT AS RECORDED IN DEED BOOK 527, PAGES 578 & 585, ROWC, TN

S02°35'28"W 580.87'

RADNOR NASHVILLE CORPORATION
DEED BK 5934 PG 105, ROWC, TN

SUMMIT

81.66'

8' SOUTH CENTRAL BELL UTILITY EASEMENT

N87°26'22"W 401.12'

DRIVE

(PRIVATE DRIVE)

VIEW

ORIGINAL PROPERTY LINE

30' COMMON ACCESS EASEMENT & PUBLIC UTILITY & DRAINAGE ESMT

(154)

3

AREA = 663,798 SQUARE FEET

(138)

N02°07'36"E 332.94'

S02°01'56"W 197.44'

S87°41'21"E 196.21' (total)

80' ACCESS ROAD EASEMENT

20' ACCESS RD ESMT
WATER TANK ESMT
10' WATER LINE ESMT
RECORDED IN BOOK 5188, PAGES 164-168, ROD.C., TN.

WATER STORAGE TANK
60' x 60' WATER TANK EASEMENT

30' WATER LINE EASEMENT

PROPERTY MAP 160
(103)
1

REVISED SECTION ONE
THE SUMMIT
PLAT BOOK 6200 PAGE 384 ROD C. TENNESSEE

Δ = 101°00'18"
R = 998.00'
T = 484.92'
L = 1760.99'
CH = 612.91'
S71°20'06"E

DRIVE

S20°50'00"E 118.55'

S65°24'34"E 150.09'

30' COMMON ACCESS EASEMENT (PRIVATE DR.)

VIEW

SUMMIT

STONE

S18°54'27"W 410.00' (total)

EXISTING WATER AND SEWER

1340'± TO OLD HICKORY BOULEVARD

FOX

RIDGE

BROOK

DRIVE

Δ = 09°49'28"
R = 846.00'
T = 72.74'
L = 88.40'
CH = 85.36'
S21°41'43"W

GENERAL NOTES CONTINUED

12. No building permit is to be issued on Lot No. 3 until the Final Master Development Plan is approved by the Metropolitan Planning Commission in accordance with the provisions of the Planned Unit Development District Regulations of the Metropolitan Zoning Ordinance.

13. Sanitary sewer service to Lot No. 2 shall be provided to proposed public 8" gravity sanitary line shown within Summit View Drive. The Owner shall be responsible for installation and maintenance of private pumping station and force main to said public line.

shaded area is approximate area which has drainage rights to the drainage easement

SECTION TWO

THE SUMMIT

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6742 PAGE 424

FOR _____

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
		1,203,833.00	CONV.	
			$129.00	CO TX
			.50	MOR
			21.00	MOR
			CHECK	315.50-
			6050A 12/20/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6306

IDENTIFT REFERENCE

DEC 20 2 43 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 203773