BOOK 6756 PAGE 421

66523

IDENTIFICATION REFERENCE

RUSH

JAN 6 2 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $2,542,606.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January, 19 86.

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Hooper Development Company (NAME)	SAME (NAME)	4D-25005
4700 Old Hickory Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 85
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 6

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, Mary Ann Taylor, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Hooper Development Company, a Tennessee Corporation

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:

SEE ATTACHED SCHEDULE "A" FOR LEGAL DESCRIPTION

BEING part of the same property conveyed to Mary Ann Taylor, Trustee, pursuant to the Will of Buford Taylor, of recordin Will Book 119, page 374, Probate Clerk's Office for Davidson County, Tennessee.

Buford Taylor having been granted the property by decree of record in Minute Book 217, page 409, Chancery Court for Davidson County, Tennessee, Part I.

THIS conveyance is made subject to the reservation by Grantor of a life estate unto MARY ANN TAYLOR in the following described property, to-wit:

LAND lying in the 2nd (formerly the 4th) Civil District of Davidson County, Tennessee, between the Stones River and the Cumberland River, being approximately 3400 feet east of their confluence, said land also being at the end of Stones River Road, and being marked by new iron rods (by others) and described according to a survey by McConnell Engineering, dated December 28, 1985, as follows: BEGINNING at an iron rod northwest of the intersection of Stones River Road and a farm road; thence N 15 deg. 11' 48" W 19.80 feet to an old iron pin; thence along a fence line: N 13 deg. 43' 50" W 191.09 feet to an iron rod; thence N 23 deg. 16' 58" W 42.02 feet to an iron rod; thence N 28 deg. 19' 40" W 296.96 feet to an iron rod; thence N 31 deg. 20' 13" W 416.28 feet to an iron rod by a gate post; thence N 13 deg. 06' 12" W 11.64 feet to an iron rod by a gate post and the corner of a barn; thence along said barn: N 07 deg. 42' 54" E 40.35 feet to an iron rod; thence N 81 deg. 04' 43" W 44.95 feet to an old iron rod; thence along a fence and it's prolongation, N 08 deg. 43' 01" E 121.37 feet (passing the fence corner at 88.3 feet)

CONTINUED ON REVERSE SIDE

This is unimproved ( ) improved (X) property, known as Stones River Road (House Number) (Street) Hermitage, TN 37076 (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 my hand this 3rd day of January, 19 86

Mary Ann Taylor Trustee

MARY ANN TAYLOR, TRUSTEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6756 PAGE 422

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann Taylor, Trustee

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 3rd day of January 1986.

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }

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
MARY ANN TAYLOR, TRUSTEE

TO
C. HOOPER DEVELOPMENT COMPANY,
a Tennessee Corporation

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

CONTINUATION FROM FRONT PAGE:

to an iron rod; thence S 85 deg. 01' 09" E 67.18 feet to an iron rod; thence S 57 deg. 47' 39" E 86.55 feet to an iron rod by a gate; thence along a fence: S 02 deg. 24' 57" W 7.66 feet to an iron rod by a post; thence S 79 deg. 29' 42" E 264.18 feet to an iron rod at a fence intersection, said rod being in the west line of the Ravenwood Club property, recorded in Book 3374, page 566, Register's Office for Davidson County, Tennessee; thence along Ravenwood's west line, evidenced by a fence and stone walls: S 02 deg. 41' 35" E 682.32 feet to an iron rod; thence S 04 deg. 42' 52" E 39.19 feet to an iron rod; thence S 09 deg. 11' 08" E 193.50 feet to an iron rod; thence leaving said Ravenwood line and crossing Stones River Road extended (evidenced by paving), S 43 deg. 10' 33" W 26.25 feet to the point of beginning, containing 4.24 acres, more or less.

EXHIBIT "A"

LAND DESCRIPTION

Land lying in the 2nd (formerly the 4th) Civil District, Davidson County, Tennessee, being partially bounded by the Stones River on the east and west, and by the Cumberland River on the north and being further described according to a survey by McConnell Engineering, dated December 28, 1985, as follows;

Beginning at an old iron pipe in a fence line, said pipe being on the southwesterly margin of Stones River Road, near it's ending and at it's intersection with a farm road heading west;

Thence adjacent to said margin and fence line, S 34°-58'-57" E - 276.22 ft. to an old iron rod;

Thence leaving said margin and fence, S 45°-01'-12" W - 581.79 ft. to an old iron rod;

Thence S 23°-32'-06" E - 506.81 ft (passing an old iron rod, being a witness, at 434.10) to the low waterline on the right downstream side of the Stones River, said low waterline being at elevation 384.1 per the Corps of Engineers;

Thence along said low waterline, being described by chord, and being witnessed by new iron rods and tree blazes, as shown on the aforementioned survey:

S 42°-08'-47" W - 234.95 ft.;
Thence S 37°-40'-34" W - 332.77 ft.;
Thence S 33°-22'-10" W - 172.07 ft.;
Thence S 25°-40'-21" W - 140.72 ft.;
Thence S 17°-47'-21" W - 265.41 ft.;
Thence S 14°-27'-15" W - 379.18 ft.;
Thence S 12°-21'-42" W - 211.57 ft. to the northeast corner of the Roy C. Flowers property recorded in Book 5816, Page 598, R.O.D.C., Tn.;

Thence leaving said low waterline and coincident with Flower's north line:

N 66°-22'-54" W - 1512.09 ft. (passing an old iron rod, a witness, at 82.42 ft.) to an old iron rod;
Thence N 82°-23'-28" W - 379.66 ft. to an old iron rod;
Thence S 05°-19'-41" W - 234.73 ft. to an old iron rod;
Thence N 80°-20'-18" W - 1465.40 ft. (passing an old iron rod, a witness, at 1395.63 ft.) to the aformentioned low water line of the Stones River, said point being the northwest corner of said Flowers property;

Thence leaving said Flower's property and along the aformentioned low waterline, being witnessed as previously mentioned:

N 18°-45'-21" E - 260.60 ft.;
Thence N 05°-56'-34" E - 441.75 ft.;
Thence N 07°-49'-29" E - 526.82 ft.;
Thence N 15°-53'-16" E - 449.66 ft.;
Thence N 22°-49'-12" E - 526.24 ft.;
Thence N 16°-35'-02" E - 340.58 ft.;
Thence N 05°-33'-00" E - 393.49 ft.;
Thence N 18°-41'-03" W - 291.94 ft.;
Thence N 08°-10'-16" E - 71.42 ft., said point being the mouth of the Stones River at it's confluence with the Cumberland River;

Thence continuing upstream with the southerly low water line (El-384.1) of the Cumberland:

N 56°-48'-47" E - 91.43 ft.;
Thence N 73°-11'-42" E - 1118.78 ft. to an estimated point;
Thence N 77°-43'-27" E - 295.64 ft. to an estimated point;
Thence N 87°-02'-29" E - 234.61 ft.;
Thence S 85°-41'-29" E - 103.74 ft.;
Thence N 60°-21'-36" E - 25.69 ft. to a point being the southwesterly corner of the First American National Bank Property, recorded in Book 2098, Page 161, R.O.D.C., Tn.;

Thence leaving said Cumberland and along said Bank's southerly line, N 85°-11'-36" E - 197.15 feet to an old iron rod at the beginning of a fence line;

Thence continuing along said Bank's line and slightly north of fence, N 85°-11'-36" E - 1349.84 ft. to an old iron rod by fence post, being the north west corner of the Ravenwood Club property, recorded in Book 3374, Page 566, R.O.D.C., Tn.;

Thence leaving said Bank property and along the westerly line of said Ravenwood property:

S 02°-33'-31" E - 815.98 ft. to an old iron rod at a fence intersection;
Thence S02°-41'-35" E - 682.32 ft. to an old iron rod;
Thence S 04°-42'-52" E - 39.19 ft. to an old iron rod;
Thence S 09°-11'-08" E - 193.50 ft. to an old iron rod;

Thence leaving said Ravenwood property and crossing the aformentioned Stones River Road extended (as evidence by paving),S 43°-10'-33" W - 26.25 ft to an old iron rod;

Thence S 12°-57'-02" E 60.91 ft. (crossing the aformentioned farm road) to the point of beginning.

Containing 305.59 acres, more or less.

Also INCLUDED in the above-described 305.59-acre tract but expressly EXCLUDED from this conveyance is the following parcel of land:

DESCRIPTION:

Land in the 2nd Civil District (formerly the 4th Civil District) of Davidson County, Tennessee, according to a survey made by Raymond E. Binkley, dated March 15, 1980, more particularly described as follows:

Beginning at the northeast corner of the property conveyed to Mary Ann Taylor by will from Buford Taylor, as of record in Will Book 119, Page 374, Probate Clerk's Office for Davidson County, Tennessee; thence south 4 deg. 30' east 1504.08 feet to a point in the easterly margin of Stones River Road; thence south 88 deg. 29' west 44.5 feet to a point in the westerly margin of Stones River Road; thence along the westerly margin of Stones River Road south 15 deg. 25' east 237.13 feet to a point; thence along the northerly margin of a 50 foot ingress and egress easement in a westerly direction 341.2 feet; thence in a northwesterly direction along the northerly and westerly margin of easement 205.5 feet; thence south along the easement 110.09 feet; thence still along the easement south 7 deg. 40' west 181.1 feet; thence in a southerly direction along the easement 134.3 feet to the point of beginning; thence along the westerly margin of this easement south 19 deg. 24' west 298.5 feet; thence in an arc in a southerly direction along the margin of the easement 109.8 feet; thence still along the margin of the easement in a southerly direction 172.9 feet; thence south 9 deg. 31' east 153.7 feet; thence north 88 deg. 54' west 356.0 feet; thence north 85 deg. 49' west 508.5 feet; thence north 0 deg. 15' east 752.0 feet; thence north 30 deg. 55' east 176.5 feet; thence north 43 deg. 13' east 93.3 feet; thence north 29 deg. 53' east 75.5 feet; thence south 64 deg. 56' east 902.7 feet to the point of beginning and containing 18.3 acres, more or less.

Being the same property conveyed to Thomas William Hamer and wife, Sherrie S. Hamer, by deed from Mary Ann Taylor, single, of record in Book 5606, page 841, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6756 PAGE 426

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

CO 2,542,606.00

6610.76 CSTAX
.00 [illegible]
15.00 [illegible]
CHECK 6625.76-
314BAD1/06/86 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66523

IDENTIFICATION REFERENCE

JAN 6 2 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 207971