THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TENN.

ADDRESS OF OWNERS:	ADDRESS OF PROPERTY:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
ONE MARYLAND FARMS BRENTWOOD TN 37027	EDMONDSON PK NASHVILLE TN	ONE MARYLAND FARMS BRENTWOOD TN 37027	[illegible]

WARRANTY DEED

BOOK 6777 PAGE 567

FOR AND IN CONSIDERATION of the sum of One Million Sixty Five Thousand Seven Hundred and no/100 ($1,065,700.00) Dollars, paid and to be paid as follows: $480,725.00 cash, the receipt of which is hereby acknowledged, and for the balance of $584,975.00 the hereinafter named Grantees have executed a promissory note payable to Grantor as more fully described in and secured by a deed of trust executed and recorded contemporaneously herewith, I, DOROTHY S. COCHRAN, widow, have bargained and sold and by these presents do hereby transfer and convey unto HAILEY & HALEY INVESTORS, a Tennessee general partnership, its successors and assigns, the following described property situated in the First Civil District of Davidson County, Tennessee, to-wit:

Being a parcel of land located in the First Civil District of Davidson County, Tennessee, being Lots Nos. 1, 2, 3, 4, 5, 6, and the R.O.W. dedication as appears on the Master Plat of West Fork of record in Plat Book 6250, page 769, ROWC, Tennessee, to which plat reference is made for the details and provisions thereof (see also Surveyor's Certificate of Correction of record in Book 6757, page 226, said Register's Office) and being more particularly described as follows:

BEGINNING at a fence post in the westerly margin of Edmonson Pike, 1,335 feet, more or less, northerly from the centerline of McMurray Drive; thence, with said westerly margin as follows: S 04° 55' 46" W, 1,029.57 feet; Southwesterly with a curve to the left 353.23 feet, said curve having a radius of 2,890.08 feet, a central angle of 07° 00', a tangent of 176.84 feet and a chord of S 01° 25' 41" W, 353.01 feet; S 02° 04' 24" E, 519.93 feet; S 02° 45' 06" E, 387.01 feet to a fence post; thence, S 87° 23' 35" W, 533.48 feet to the approximate centerline of Sevenmile Creek; thence, generally following said approximate centerline of creek as follows: N 15° 59' W, 65.0 feet; N 07° 50' W, 195.0 feet to the approximate centerline of a creek; thence, generally following said approximate centerline of creek as follows: S 54° 42' W, 217.00 feet; S 62° 32' W, 140.0 feet; S 84° 07' W, 90.0 feet; S 31° 42' W, 141.0 feet; S 51° 39' W, 132.0 feet; S 74° 54' W, 382.0 feet; S 83° 45' W, 457.0 feet; S 42° 02' W, 228.0 feet; S 86° 16' W, 29.1 feet; Southwesterly with a curve to the left 212.76 feet, said curve

having a radius of 200.00 feet, a central angle of 60° 57', a tangent of 117.69 feet an a chord of S 55° 47' 30" W, 202.86 feet; S 25° 19' W, 138.4 feet to the easterly margin of San Marcos Road; thence, with said easterly margin of road as follows: N 52° 59' W, 53.72 feet; Northwesterly with a curve to the right 130.03 feet, said curve having a radius of 175.09 feet, a central angle of 42° 33', a tangent of 48.94 feet and a chord of N 31° 42' 30" W, 127.06 feet. N 10° 26' W, 75.00 feet to a concrete monument on the northerly margin of Broadwell Drive; thence, with said northerly margin of road, S 79° 34' W, 190.28 feet to the southeasterly corner of the Brentview Hills Subdivision, of record in Book 3300, page 43, R.O.D.C., Tennessee; thence, leaving the road with the said Subdivision boundary as follows: N 11° 32' W, 367.90 feet; S 86° 26' 14" W, 113.20 feet; N 02° 13' 17" W, 226.43 feet to the centerline of a Nashville Electric Service (N.E.S.) Transmission Line Easement, of record in Book 2595, Page 563, R.O.D.C., Tennessee; thence, with the centerline of the said N.E.S. Easement, N 86° 41' E, 779.91 feet to the southeasterly corner of the Carmack Cochran parcel, of record in Book 1945, page 565, R.O.D.C., Tennessee; thence, leaving the N.E.S. Easement with the Cochran boundary as follows: N 46° 28' 40" E, 900.42 feet; N 26° 45' 40" E, 203.16 feet; N 06° 20' 05" E, 309.32 feet to the southerly margin of Oakley Drive; thence, continuing with the Cochran boundary and also with the said southerly boundary of Oakley Drive as follows: N 49° 19' W, 106.24 feet; Northwesterly with a curve to the left 475.51 feet, said curve having a radius of 1,470.00 feet, a central angle of 18° 32' 01", a tangent of 239.85 feet and a chord of N 58° 35' 01" W, 473.43 feet; N 67° 51' 01" W, 25.66 feet; Northwesterly with a curve to the right 442.08 feet, said curve having a radius of 1,530.00 feet, a central angle of 16° 33' 18", a tangent of 222.59 feet and a chord of N 59° 34' 22" W, 440.54 feet; N 51° 17' 43" W, 257.28 feet; Northwesterly with a curve to the left 45.25 feet, said curve having a radius of 467.00 feet and a central angle of 5° 33' 06" and a tangent of 22.64 feet; Southwesterly with a curve to the left 42.27 feet to a point in the easterly margin of Cochran Drive, said curve having a radius of 25.00 feet, a central angle of 96° 52' 54" and a tangent of 26.20 feet; thence, leaving the Cochran boundary with the said easterly margin of Cochran Drive as follows: N 26° 16' 17" E, 5.05 feet; Northeasterly with a curve to the right 42.24 feet to the southerly margin of Oakley Drive, said curve having a radius of 25.00 feet and a central angle of 96° 48'; thence, with the said southerly margin of Oakley Drive, southeasterly with a curve to the right 46.41 feet to a concrete monument at the southerly ending point of the said Oakley Drive, said curve having a radius of 472.00 feet and a central angle of 5° 38'; thence, with the right-of-way of the said Oakley Drive, N 38° 42' 17" E, 50.00 feet to a concrete monument at the northerly ending point of Oakley Drive, said monument being also a corner to the Brentwood Hall Subdivision, Section XIV, of record in Book 2663, page 129, R.O.D.C., Tennessee; thence, leaving the road with the said subdivision boundary as follows: N 38° 42' 17" E, 204.60 feet to a concrete monument; N 23° 55' 17" E, 45.00 feet to a concrete monument, said monument being the southwesterly corner to the University of

Tennessee parcel, of record in Book 4083, page 51, and Book 6105, Page 101, R.O.D.C., Tennessee; thence, with the boundary common to the said University of Tennesse parcel, and the Ellington Agriculture Center parcel, of record in Book 2702, page 259 and Book 6105, page 161, R.O.D.C., Tennessee, N 86° 19' 42" E, 2,299.22 feet to the point of beginning; containing 106.57 acres, more or less.

Being all of the property conveyed to Carmack Cochran by deed from R. L. Eatherly and wife, Frances B. Eatherly, of record in Book 3802, page 133, Register's Office of Davidson County, Tennessee, the said Carmack Cochran having died testate on July 25, 1978 and having divised his interest in the subject property to his wife, Dorothy S. Cochran, under his will which is of record in Will Book 124, page 228 in the Probate Court of said county; and being part of the same property conveyed to Carmack Cochran and wife, Dorothy S. Cochran, by deed from W. G. Hill, Jr., and wife, Mary Joe Hill, of record in Book 1945, page 565, Register's Office for said County, title passing to Dorothy S. Cochran as surviving tenant by the entirety.

TO HAVE AND TO HOLD 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 I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered except by:

1. 1986 real estate taxes constitute a lien but are not yet due or payable. Said taxes have been prorated between the parties and will be paid by Grantees when due.

2. Restrictive covenants of record in Book 2396, page 523, Book 6458, page 94, Book 6598, page 52, Book 6706, page 1 and Book 6764, page 358, all in the Register's Office of Davidson County, Tennessee.

3. All matters appearing on the Master Plat of West Fork of record in Plat Book 6250, page 769, Register's Office of Davidson County, Tennessee, to which plat reference is made for all of the details and provisions thereof.

4. All existing highway, roadway and utility easements and/or licenses.

5. Easement for the flow of any creeks, rivers and streams over and across the property and that portion of the property located within any flood plain areas.

6. All applicable building and zoning regulations.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of Jan., 1986.

Dorothy S. Cochran
DOROTHY S. COCHRAN

STATE OF Florida
COUNTY OF Palm Beach

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Personally appeared before me, Barbara Hubbard, a Notary Public in and for said State and County, the within named DOROTHY S. COCHRAN, WIDOW, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Riviera Beach, FL, _____, this 30th day of January, 1986.

Barbara Hubbard
Notary Public

My commission expires:
Notary Public State of Florida at Large
My Commission Expires July 10, 1989.

DAVIDSON

STATE OF TENNESSEE, ~~WILLIAMSON~~ COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1,065,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant

Subscribed and sworn to before me this the 5 day of Feb. 1986

My commission expires: 11-10-87

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RUSH

IDENTIFICATION REFERENCE

FEB 5 1 18 PM '86

7.4201

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

RECEIVED OF _____

FOR _____

BOOK 6777 PAGE 571

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

1,065,700.00 CONV.

2770.00 CSTAX
.50 PRFEE
12.00 MDEED
CHECK 2782.38-
2375A02/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.42201

IDENTIFICATION REFERENCE

FEB 5 1 10 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 216976

...CS FORMS, INC