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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 337,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF FEB 19 96

Notary Public

MY COMMISSION EXPIRES: 4/19/97

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys.; 2002 Richard Jones Road; C-300; Nashville, Tn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Land Management & Development (NAME)	same (NAME)	95-12
2221 Old Hickory Blvd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	58
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Allen Earps and wife, Betty F. Earps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Land Management & Development Co., a partnership composed of Robert M. Collier and Marvin Hopper

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" and SCHEDULE "B"

Being all of the same property conveyed to Allen Earps by deed from Joe W. Fowler and George T. Hicks, as of record in Book 6763, page 483, Register's Office for Davidson County, Tennessee. Betty F. Earps, spouse of Allen Earps, joins in this conveyance,

7.5.4.2.5.

IDENTIFICATION REFERENCE

FEB 11 12 54 PM '96
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as unimproved tract off of Woodberry Drive
(House Number) (Street) (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 our hand s this 11th day of Feb, 19 96

Allen Earps Allen Earps

Betty F. Earps
Betty F. Earps

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALLEN EARPS et ux Kelly F. EARPS

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 19 85

Commission expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

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

TO

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215

Phone: (615) 297-0925

SCHEDULE "B"

TRACT II

Land in Davidson County, State of Tennessee, described as follows, to wit being a certain tract or parcel of land in the Third Civil District of Davidson County, Tennessee, and in addition thereto, an easement across a portion of the property not conveyed, more particularly described as follows:

Beginning at an iron pin 454.7 feet South 71 degrees 15' East of a concrete monument in the easterly right of way of McGavock Pike, said monument being the Southwest corner of Woodberry Park as of record in Book 2133, Page 119, RODC, Tennessee; thence North 58 degrees and 58' East 432.5 feet to a concrete monument; thence leaving said Woodberry Park, South 15 degrees 59' East 237.0 feet to an iron pin being a point in the Northerly line of Parcel "B"; South 62 degrees 03' West 64.3 feet to an iron pin, South 71 degrees 33' West 136.7 feet to a concrete monument, South 65 degrees 40' West 136.0 feet to an iron pin, South 61 degrees 26' West 101.0 feet to an iron pin; thence in a Northerly direction in a straight line 190 feet more or less to a point of beginning.

In addition to the tract above-described, a permanent easement fifty feet in width, the center line of which is more particularly described as follows:

Beginning at a point 25 feet North of an iron pin set in concrete in the Northeast right of way of Lakeland Drive, this being 25 feet from the corner of the Guy McFarland Property, Parcel "B" Plan of Lakeland, as of record in Book 2133, page 15, RODC, Tennessee; thence in a parallel line with the Guy McFarland property in a Northeasterly direction to the Southeasterly boundary of the property herein above conveyed.

ENCUMBRANCES ON TRACT II

1. Easement conveyed to United States of America for TVA power line or lines, 150 feet wide as per instruments in Book 1163, Page 663, and in Book 1291, Page 214, Register's Office for Davidson County, Tennessee (the "TVA Transmission Line").

2. It is expressly stipulated, agreed and convenanted by and between the sellers and the buyers that none of the above described property conveyed West or Southwest of the TVA Transmission Line right of way easement will be improved by any type of structure or improvement other than fencing, and this stipulation and covenant shall be permanent, running with the land and binding upon all future purchasers.

3. It is stipulated, agreed and covenanted by and between the sellers and buyers that the center of any roadway constructed on the easement herein conveyed will either be in the center of or South-Southeast of the center of the easement herein conveyed and this convenant and agreement is permanent and runs with the land and is binding on all future purchasers and owners.

SCHEDULE "A"
LEGAL DESCRIPTION

TRACT I

Land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by J.R. Wauford & Company, Consulting Engineers, August 3, 1960, as follows:

Beginning at a point in the northeast corner of Lot No. 222 and the southwest corner of Lot No. 15 on the Plan of Woodberry Park, as of record in Book 2133, page 119, Register's Office for said County; thence with the eastern boundary line of said Lot No. 222 south 15°49' east 294.4 feet and continuing in the same direction 239.4 feet, in all 533.8 feet, to a point in the northwesterly line of Parcel "B" on the Plan of Lakeland, as of record in Book 2133, page 15, said Register's Office, said point being the southerly margin of an abandoned road bed of the N.C. & St. L.R.R.; thence with the same north 62°05' east 250.7 feet; thence continuing with the northwesterly line of the said Lakeland Subdivision and the southerly margin of an abandoned road bed of the N.C. & St. L.R.R. as follows: North 61°16' east 503.9 feet, north 64° 30' east 440.3 feet and north 67° 32' east 140 feet to the northwest corner of Lot No. 33 on the Plan of Meadowview Acres, as of record in Book 2133, page 50, said Register's Office; thence continuing with the northern boundary line of the said Meadowview Acres, as follows: North 72° 28' east 155.2 feet, north 75°21' east 100.3 feet, north 79° 20' east 119.5 feet, north 83° 19' east 86.3 feet, north 85° 54' east 100.7 feet, and north 89° 12' east 20.8 feet to an iron pin; thence north 7° 41' west 722 feet; thence south 80° 35' west 50 feet to an iron pin; thence north 9° 25' west 75 feet to the southeast corner of Lot "C" on the Plan of Woodberry Park, Section 2, as of record in Book 2330, page 46, said Register's Office; thence with the southern boundary line of said Woodberry Park south 75° 58' west 258.2 feet, and south 55° 18' west 400.82 feet to a point in the eastern boundary line of Lot No. 71 on the plan of Woodberry Park, as of record in Book 2133, page 119 said Register's Office; thence with the southern boundary line of the said Woodberry Park, as follows: South 10° 28' west 100.65 feet, south 58° 32' west 246.1 feet, south 56° 26' west 234.8 feet, 64° 33' west 378.5 feet, south 64° 38' west 280 feet and south 71° 01' west 155.2 feet to the beginning, containing 25.621 acres, more or less.

ENCUMBRANCES ON TRACT I

1. Easement for telephone poles or lines as granted in Book 981,Page 473, Register's Office for Davidson County, Tennessee.

2. Easements granted to the Electric Power Board in Book 2017, Page 592, Register's Office for Davidson County, Tennessee; and in Book 2145, Page 20, Register's Office for Davidson County, Tennessee.

3. Easement conveyed to United States of America for TVA power line or lines, 150 feet wide as per instruments in Book 1163, Page 663, and in Book 1291, Page 214, Register's Office for Davidson County, Tennessee.

4. Real estate taxes for the current year which have been prorated between the parties.

5. Easements to Metropolitan Government of Nashville and Davidson County, Tennessee for sanitary sewers and/or storm drainage, recorded in Book 4925, Page 65, Book 4754, Page 522, and Book 4286, Page 864, R.O.D.C.

6. Easement for ingress and egress to a milk barn and the ownership of said barn is reserved by Lena and E.R. Heiderhauser, as set out in instrument of record in Book 3162, page 58, Register's Office for Davidson County, Tennessee.

7. Easement for the maintenance and use of pump and water line located on premises with rights of ingress and egress thereto, and other rights and privileges, as set out in instrument of record in Book 3162, page 58, Register's Office for Davidson County, Tennessee.

8. Easement across premises for ingress and egress to Michael Drive, as set out in instrument of record in Book 3162, page 58, Register's Office for Davidson County, Tennessee.

9. Grantees expressly contract and agree that they will so use the hereinbefore described property as not to in any manner interfere with the water rights which are expressly retained by the Grantors.

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

RECEIVED OF _____

FOR _____

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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

337800.00- CAPT.
677.50 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 990.00-
3874A02/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.4.2.5.

IDENTIFICATION REFERENCE

FEB 11 12 54 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 218434