BOOK 6815 PAGE 827

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

CECIL D. BRANSTETTER

TO

RANDALL PHILLIPS BUILDERS, INC.

For draftsman's use

This instrument prepared by
Nella Schneider Hunt, Attorney
Attorneys Title Company, Inc.
222 Third Avenue, North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDALL PHILLIPS BUILDERS (NAME)	RANDALL PHILLIPS BUILDERS, INC. (NAME)	Pt. 141-41
2910 Kraft Drive (STREET ADDRESS OR ROUTE NUMBER)	2910 Kraft Drive (STREET ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

87049

IDENTIFICATION REFERENCE

MAR 28 2 07 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

$ 1,244,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 1986

Notary Public

MY COMMISSION EXPIRES: April 19, 1987

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ($10.00) **DOLLARS**

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Cecil D. Branstetter

have bargained and sold, and by these presents do transfer and convey unto the said

RANDALL PHILLIPS BUILDERS, INC.

its successors ~~heirs~~ **and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Tract I:

Land in the 2nd, formerly 9th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly right-of-way of an 18 foot public road, said public road being bounded on the East by Rolling River Estates, Section One, Book 4860, Page 27, R.O.D.C., Tn.;

Thence with the westerly right-of-way of said road, South 2°-50'-56" East, 754.05 Feet to a point;

Thence leaving said road and with an existing fence, being the northerly property line of James D. and wife, Erin C. Abernathy, North 89°-28'-18" West, 32.06 Feet to a concrete monument;

Thence North 84°-33'-56" West, 234.70 Feet to a point;

Thence North 84°-50'-52" West, 504.41 Feet to a point;

Thence North 85°-23'-22" West, 649.16 Feet to a 42 Inch Hackberry;

Thence with the northerly line of property of Noah Liff, and being an existing fence, South 76°-06'-28" West, 211.91 Feet to a point;

Thence South 75°-44'-56" West, 414.75 Feet to a point;

Thence South 77°-10'-40" West, 237.95 Feet to a point;

Thence South 77°-59'-58" West, 175.00 Feet to a point;

Thence leaving said fence with a line between subject tract and the remaining property of Cecil D. Branstetter, North 22°-30'-00" West, 640.00 Feet to a point;

Thence North 3°-00'-00" East, 640.00 Feet to a point;

Thence North 60°-25'-00" East 950.00 Feet to a point;

Thence North 86°-55'-00" East, 697.00 Feet to a point;

Thence North 11°-21'-26" West, 242.21 Feet to a point;

Thence North 43°-10'-36" East, 274.68 Feet to a point in the center of the Harpeth River;

Thence with said centerline, South 59°-11'-14" East, 770.32 Feet to a point;

Thence South 68°-07'-58" East, 233.47 Feet to a point;

Thence South 80°-42'-44" East, 369.58 Feet to a point;

Thence leaving the center of the Harpeth River and partially with an existing fence, South 1°-09'-52" East, 757.32 Feet to a fence post;

Thence with the northerly right-of-way of an 18 foot public road, South 89°-48'-48" West, 320.83 Feet to the point of beginning,

AND CONTAINING 99.54 ACRES., more or less.

Being part of the same property conveyed to Cecil D. Branstetter, by deeds from Thomas E. Watts, Jr., Administrator C.T.C of the Estate of Mrs. Trella M. Caillouette, deceased of record in Book 4786, page 988; by deed from W. Douglas Maynard of record in Book 5035, page 845, and by deed from Joseph W. Lackey, Jr. Trustee, of record in Book 5455, page 881, all of record in the Register's Office for Davidson County, Tennessee.

TRACT II:
THE GRANTOR HEREIN ALSO QUITCLAIMS ANY RIGHT, TITLE AND INTEREST INTO THAT CERTAIN 50 FOOT STRIP, more particularly described as follows:

Form No. WD3a

Beginning at a point on the northerly margin of Poplar Creek Road at the intersection of said margin and the easterly margin of a 20 foot lane, 10 feet easterly from the western boundary line of the property owned by Griffin; thence with the easterly margin of said 20 foot lane north 4° east 621 feet as measured from the center of Poplar Creek Road, and north 2° 30' east 635 feet to a point 10 feet east of the common corner of said Griffin and Trella Murray Caillouette's property; thence north 87° 30' west 10 feet to Caillouette's corner and continuing with her southern boundary line in the same direction 40 feet, in all 50 feet to a point; thence south 2° 30' west 635 feet and south 4° west 621 feet, more or less, to the northerly margin of said Poplar Creek Road; thence with same north 79° east 50 feet, more or less, to the beginning.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Easement for 15 foot permanent water line and temporary construction easement on each side of 15 foot permanent easement granted to Harpeth Valley Utilities District of record in Book 5738, page 829, Register's Office for Davidson County, Tennessee.

2. Easement for electric power transmission line, granted to United States of America of record in Book 4136, page 525, Register's Office for Davidson County, Tennessee.

3. TVA Easement and right of way 250 feet wide as of record in Book 4279, page 731, Register's Office for Davidson County, Tennessee.

4. Easement for flow of the Harpeth River.

THE PROPERTY HEREIN DESCRIBED AND CONVEYED IN THIS INSTRUMENT IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR.

This is unimproved (X) improved ( ) property, known as ---------- (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RANDALL PHILLIPS BUILDERS, INC. its successors ~~heirs~~ and assigns, forever.

And I do covenant with the said RANDALL PHILLIPS BUILDERS, INC. that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., as to Tract I.

And I, CECIL D. BRANSTETTER do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said RANDALL PHILLIPS BUILDERS, INC. its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever, as to Tract I.

Witness my hand this 28th day of March, 19 86, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Cecil D. Branstetter

CECIL D. BRANSTETTER

Form No. WD3b

BOOK 5815 PAGE 830

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecil D. Branstetter

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 28th day of March, 19 86.

Commission Expires April 19, 1987

J. Cleon Smith Notary Public

STATE OF .....
County of .....

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

7-63

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
	CO.	1,244,250.00		
			3234.52 CSTAX	
			.50 PRFEE	
			12.90 WDFEE	
			CHECK 3247.42-	
			7743A03/28/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87049

IDENTIFICATION REFERENCE

MAR 28 2 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231953

NASHVILLE BUSINESS FORMS, INC.
615-255-0654