THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

mail

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Trailmont Park, Inc. 6311 East Valley Rd. Nashville, Tn. 37205	Same as new owner	12-50 18-12 10D-18585 10D-18620

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBERT D. SCHRODER and wife, ERMA SCHRODER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said TRAILMONT PARK, INC., a Tennessee corporation, hereinafter referred to as the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING parts of Tracts 2 and 3 on the Plan of the Lands of Olivia Connell, in Davidson County and Sumner County, Tennessee, the land in question being in the 10th Civil District of Davidson County, and described as follow:

BEGINNING at a post, corner to the L. & N. Railroad property, in George Williamson's line; thence with the L. & N. R. R. right-of-way as follows: South 9° east 34.3 poles, south 28° east 14.2 poles, south 23° east 24.3 poles, south 17½° east 14.2 poles, south 88° east 9.8 poles, south 18° east 6 poles, south 10° east 102 poles to a point in said right-of-way; thence south 20° east 11 poles to a point in the pike; thence with a branch south 27° east 44 poles to a point in the center of the branch at the old bridge site; thence with the creek and passing under the new bridge, north 53° east 14.4 poles to a point in Creek under the old Railroad Bridge; thence north 45° east 20 poles; south 70° east 4 poles, south 35° east 22 poles to the point of junction of said branch with Mansker's Creek; thence with Mansker's Creek north 8° east 13.4 poles; north 65° west 4 poles to a point in creek; thence east 5 poles to a locust on the east side of said Creek, corner to W. C. Moncrief; thence with the east bank or side of Mansker's Creek, as follows: North 52° west 3 poles to a walnut tree, north 22° west 6.8 poles, north 84° east 10 poles, north 44° east 4.5 poles, north 1° west 6 poles, north 73° west 9 poles to a locust and large walnut pointer; north 32° west 13.2 poles, north 5° west 6.9 poles to an elm, north 35° west 9.4 poles, north 78° west 9 poles, north 43° west 16.5 poles, north 3° west 7 poles, north 28° east 16 poles to a sycamore; north 44° east 14.6 poles, north 9° east 8 poles, north 19° west 7.9 poles to an elm tree on bank of creek, north 8° west 9.7 poles, north 17° east 5.4 poles, north 26° east 5 poles to a

stake in the right-of-way of Tennessee Highway U. S. 41-E or Springfield & Nashville Pike, corner to W. C. Moncrief; thence north 20½° west 16.4 poles to a point in Mansker's Creek on the West side of Highway U. S. 41-E, an old corner to Fitzpatrick land; thence with Mansker's Creek as follows: North 36° west 14 poles, north 55° west 12 poles, north 33° west 16 poles, north 58° west 10.7 poles, north 23° west 12 poles, north 20 poles to a point in the creek; thence west passing George Williamson's corner at 10 poles, continuing on in all 58.8 poles to the beginning, containing 82.4 acres, according to a survey made by J. R. Scott, Surveyor, as of January 23, 1946.

BEING the same property conveyed to Robert D. Schroder and wife, Erma Schroder by deed from E. D. Dirting, a widower, of record in Deed Book 5038, page 24, Register's Office for of record in Deed Book 5038, page 24, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but specifically EXCLUDED from this conveyance is a certain tract of land conveyed to State of Tennessee, by deed from Robert D. Schroder and wife, Erma Schroder, of record in Book 6121, page 658, Register's Office, Davidson County, Tennessee, described as follows, to-wit:
BEGINNING at the point of intersection of the west boundary of Cleander C. Hartman and wife and the proposed right-of-way, said point being 50 feet left at station 81+12.17; thence with the said proposed right-of-way North 16 degrees 05 minutes 06 seconds West 330 feet more or less to a point; thence with the center of Mansker downstream and southeasterly 45 feet more or less to a point; thence with the west margin of State Route 11 (U.S. 41) (1) southwardly 273 feet more or less to a point; (2) eastwardly 4 feet more or less to a point; then;ce with the said west boundary South 13 degrees 34 minutes West 15 feet more or less to the point of beginning and containing 430 square feet and being part of the propertyconveyed by E. D. Dirting to Robert D. Schroder and wife, Erma Schroder of record in Book 5038, page 24, Register's Office for Davidson County, Tennessee.

The above described property is hereby conveyed in fee simple and the lien for property taxes against the same is to be removed as provided for in Section 67-404, Tennessee Code Annotated.

The land upon which the drainage facility is to be constructed is to remain the property of the undersigned and may be used by for any purpose desired, provided such use does not interfere with the use or maintenance of the drainage facility.
BEGINNING at the point of intersection of the proposed right-of-way described above, and the west boundary of Cleander C. Hartman and wife, said point being 50 feet left at station 81+12.17; thence with the said west boundary South 13 degrees 34 minutes West 185 feet more or less to a point; thence with the easement lines (1) South 73 degrees 54 minutes 54 seconds West 47.68 feet to a point; (2) North 16 degrees 05 minutes 06 seconds West 40.0 feet to a point; (3) North 10 degrees 28 minutes 43 seconds East 100.62 feet to a point; (4) North 16 degrees 05 minutes 06 seconds West 360.0 feet to a point; (5) North 45 degrees 26 minutes 43 seconds West 91.79 feet to a point; (6) North 16 degrees 05 minutes 06 seconds West 40 feet more or less to a point; thence with the center of the creek, southeastwardly 195 feet more or less to a point 50 feet left of Station 84+34; thence with the said proposed right-of-way South 16 degrees 05 minutes 06 seconds East 322 feet more or less to the point of beginning and containing 1.468 acres.

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 We, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows, to-wit:

1. 1986 State and County taxes, a lien, but not yet due and payable, prorated between the parties, and assumed in full by the Grantees.

And We, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives 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.

WITNESS our hands on this the 1st day of April, 1986.

Robert D. Schroder
ROBERT D. SCHRODER

Erma Schroder
ERMA SCHRODER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT D. SCHRODER and wife, ERMA SCHRODER, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 1st day of April, 1986.

Diane M Cathey
NOTARY PUBLIC

DIANE M. CATHEY NOTARY PUBLIC STATE OF TENNESSEE LAW

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $451,000.00.

W. N. McClanahan
Affiant

Sworn to and subscribed before me, this the 1st day of April, 1986.

Dianne M Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

88370

IDENTIFICATION REFERENCE

APR 3 9 06 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6820 PAGE 137

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

451000.00- CAMT.
1172.60 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1185.10-
93HA04/03/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68370

IDENTIFICATION REFERENCE

APR 3 9 06 AM '06

FELIX Z. WILSON IV REGISTER
DAVIDSON COUNTY, TN

No. 233483