BOOK 31

96926

This Instrument Prepared By:
Harwell Barr Martin & Stegall
A Professional Corporation
172 Second Avenue North
P. O. Box 2960
Nashville, Tennessee 37219

IDENTIFICATION REFERENCE

MAY 1 2 53 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
McDermott/Biltmore, Inc. Suite 214 172 Second Avenue North Nashville, TN 37201-1902	Same	140-20; 126-53, 54, 55, 57, 62 and 97

BOOK 6845 PAGE 425

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged JOHN W. NELLEY, JR. and HOWARD R. PETERSON, the GRANTORS herein, have bargained and by these presents do transfer and convey unto McDERMOTT/BILTMORE, INC., the GRANTEE herein, his successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, a certain tract or parcel of land in Davidson County, Tennessee described as follows:

Parcel 1

Land in the 9th Civil district of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of McCrory Lane and being a point on the North Bank of the Harpeth River; thence with the North Bank of the Harpeth River as follows; N 42° 06' W 425.10 ft.; N 31° 43' W 191.93 ft.; N 25° 30' W 1,718.94 ft.; N 19° 39' W 520.82 ft.; N 47° 40' W 375.36 ft.; N 63° 19' W 129.99 ft.; N 56° 51' W 690.65 ft.; N 72° 22' W 300.45 ft.; N 84° 01' W 205.19 ft.; S 82° 06' W 326.31 ft.; S 34° 39' W 521.50 ft. to a point; thence leaving said Harpeth River N 87° 18' W 415.79 ft. to a point being on the South Margin of U.S. Highway #70 thence with the South Margin of U.S. Highway #70 as follows; N 67° 02' E 319.33 ft; N 51° 43' E 201.72 ft.; N 41° 22' E 690.38 ft.; N 66° 01' E 759.30 ft.; S 79° 16' E 385.58 ft.; S 67° 30' E 294.82 ft.; S 59° 24' E 2,316.69 ft; to a point being on the South Margin of U.S. Highway #70; thence S 7° 10' W 759.01 ft. to a point being on the West Margin of McCrory Lane; thence S 7° 11' W 1,521.80 ft. to a P.K. Nail being in the center of McCrory Lane; thence with the center of McCrory Lane as follows; S 21° 21' W 163.66 ft. to a P.K. Nail; S 32° 27' W 195.45 ft. to the beginning. Containing 113.29 Acres, more or less according to an April 6, 1986 recertification of a survey by Jones and Moore Co., Inc. dated 6/8/78.

Parcel 2

Beginning at an Iron Pin being 270.00 ft. from the center of and being on the North Right-of-Way of Interstate 40 and being 188.10 ft. from the West Margin of McCrory Lane; thence with the North Right-of-Way of Interstate 40 S 89° 20' W 1,013.34 ft. to a Concrete Marker; S 88° 35' W 92.65 ft. to a Concrete Marker; S 0° 33' E 50.00 ft. to a Concrete Marker; thence on a curve with a Radius of 5,509.58 ft. for a of 679.73 ft. to a Concrete Marker; N 83° 29' W 193.13 ft. to a N

18' W 690.00 ft. to a Concrete Marker; N 6° 31' E 120.00 ft. to a Concrete Marker; N. 80° 38' W 776.40 ft. to a Concrete Marker; S 28° 40' W 100.00 ft. to a Concrete Marker thence on a curve with a radius of 2,176.83 ft. for a length of 486.80 ft. to a Concrete Marker and N 48° 02' W 277.50 ft. to an Iron Pin being on the North Right-of-Way of Interstate 40 and being a S.E. corner of the Farris Property; thence with the East Boundary of the Farris Property N 8° 43' E 1086.66 ft. to an Elm Tree being a N.E. corner of the Farris Property and being on the East Margin of the Harpeth River; thence with the Bank of the Harpeth River as follows; N 27° 42' E 126.68; N 23° 57' E 186.57 ft.; N 1° 10' E 575.97 ft.; N 4° 02' W 698.13 ft.; N 0° 30' W 344.05 ft.; N 2° 08' W 336.46 ft.; N 9° 03' W 651.63 ft.; N 14° 51' W 781.55 ft.; N 10° 19' W 243.86 ft.; N 17° 53' E 482.39 ft.; N 34° 39' E 453.48 ft.; N 82° 44' E 258.31 ft.; S 84° 01' E 205.19 ft.; S 71° 57' E 279.53 ft.; S 56° 33' E 664.08 ft.; S 63° 02' E 141.29 ft.; S 47° 05' E 347.86 ft.; S 18° 18' E. 472.50 ft.; S 25° 30' E 1742.29 ft.; S 31° 43' E 191.93 ft.; S 42° 23' E 471.18 ft. to a point being on the South Bank of the Harpeth River and being in the center of McCrory Lane; thence with the center of McCrory Lane as follows; S 30° 39' W 270.37 ft.; S 11° 27' W 178.91 ft. to a P.K. Nail being in the center of McCrory Lane and being a N.E. corner of the Lankford Property; thence with the Lankford Property as follows; N 82° 14' W 291.08 ft. to an Iron Pin; S 12° 32' W 153.39 ft. to an Iron Pin; S 76° 34' E 72.12 ft. to an Iron Pin being a point in the South Boundary of the Lankford Property and being a N.W. corner of the Howell Property thence with the West Boundary of the Howell Property S 9° 07' E 297.87 ft. to an Iron Pin; N 77° 59' E 350.04 ft. to an P.K. Nail being a S.E. corner of the Howell Property and being in the center of McCrory Lane; thence with the center of McCrory Lane to P.K. Nails as follows; S 47° 10' E 76.64 ft.; S 49° 52' E 271.07 ft.; S 41° 15' E 118.84 ft.; S 32° 45' E 173.10 ft.; S 25° 34' E 89.55 ft.; S 17° 34' E 132.63 ft.; S 10° 48' E 992.14 ft.; S 9° 57' E 382.18 ft.; thence leaving McCrory Lane S 10° 54' E 316.32 ft.; to the beginning. Containing 402.27 Acres, more or less, according to an April 6, 1986 recertification of a survey by Jones and Moore Co., Inc. dated 6/8/78.

Parcel 3

Beginning at an Iron Pin being on the South Margin of Interstate 40 and being a N.W. corner of the Farris Property; thence with the Farris Property as follows to Iron Pins; S 51° 13' 28" W 199.39 ft.; S 31° W 93.00 ft.; S 23° 09' 33" W 373.20 ft.; S 35° 43' 23" W 499.17 ft.; S 73° 26' 27" W 282.08 ft.; S 56° 51' 25" W 299.30 ft.; S 66° 55' 14" W 368.78 ft.; S 88° 51' 22" W 587.15 ft. to an oak tree; N 1° 36' 06" E 587.40 ft. to an elm; N 68° 18' 54" W 493.74 ft.; N 6° 21' 45" W 277.97 ft. to an oak tree; N 88° 15' 46" W 607.70 ft. to a point being a point in a North Boundary of the Farris Property and being a S.E. corner of the Jack Underwood Property; thence with the East Boundary of the Jack Underwood Property N 10° E 675.91 ft. to a fence corner being a N.E. corner of the Jack Underwood Property and being a point in the ROW of Interstate 40; thence with the South ROW of Interstate 40 to Concrete Marker as follows; thence on a Curve with a radius of 4,022.72 ft. for a length of 847.47 ft.; S 82° 36' E 205.30 ft. N 7° 24' E 75.00 ft.; S 82° 36' E 675.98 ft.; S 7° 24' W 65.00 ft.; S 82° 36' E 693.13 ft.; N 7° 24' E 70.00 ft.; thence on a curve with a radius of 5,894.58 ft. for a length of 661.76 ft. to the beginning. Containing 67.84 Acres, more or less, according to an April 6, 1986 recertification of a survey by Jones and Moore Company, Inc. dated 6/23/78.

Being property conveyed to John W. Nelley, Jr., Mary L. Polk, Howard R. Peterson and William B. Allen by deeds of record in Book 5345, page 16, Book 5345, page 25, Book 5345, page 31, Book 5345, page 34, Book 5345, page 38, Book 5685, page 251, and Book 5685, page 256, Register's Office for Davidson County, Tennessee. William B. Allen conveyed his interest in said property to John W. Nelley, Jr. and Howard R. Peterson by deeds of record in Book 5688, page 631 and Book 5692, page 754 said Register's Office. Mary L. Polk, unmarried, conveyed her interest in said property to John W. Nelley, Jr. and Howard R. Peterson by deed of record in Book 6838, page 670, said Register's Office.

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, his successors and assigns, forever. GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. GRANTORS do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

Christine G. Nelley, wife of John W. Nelley, Jr., and Teresa Peterson, wife of Howard R. Peterson, join in this instrument for the purpose of conveying any rights they may have in the property conveyed hereby.

WITNESS our hands this 25th day of April, 1986.

John W. Nelley, Jr.

Christine G. Nelley

Howard R. Peterson

Teresa Peterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa K. Taylor, a Notary Public of said county, John W. Nelley, Jr., the within named 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, at office, this 25th day of April, 1986.

Theresa K. Taylor
Notary Public

My Commission Expires:

1-21-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa K. Taylor, a Notary Public of said county, Christine G. Nelley, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 1986.

Theresa K. Taylor
Notary Public

My Commission Expires:

1-21-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa K. Taylor, a Notary Public of said county, Howard R. Peterson, the within named 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, at office, this 25th day of April, 1986.

Theresa K. Taylor
Notary Public

My Commission Expires:

1-21-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa K. Taylor, a Notary Public of said county, Teresa Peterson, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 1986.

Theresa K. Taylor
Notary Public

My Commission Expires:

1-21-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of this transfer or value of the property (whichever is greater) is $3,454,906.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

McDERMOTT/BILTMORE, INC.

By: Lowell A Harfield
EXEC. VICE PRESIDENT

Subscribed to and sworn to before me, this 30 day of April, 1986.

Debbie Tribble
Notary Public

DEBBIE TRIBBLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

9-20-86

KLF/bb

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

RECEIVED OF _____

FOR _____

BOOK 6845 PAGE 430

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. $3,454,906.00

8982.74 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 8998.24-
9472A05/01486 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96926

IDENTIFICATION REFERENCE

MAY 1 2 08 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243412