BOOK 6849 PAGE 651

# WARRANTY DEED

This instrument prepared by:
I. C. Waddey, Jr.
WADDEY & JENNINGS
500 Church Street
Nashville, TN 37219

Mail

FROM:

1. Clyde V. Alexander, Jr., being one and the same person and also known as Clyde V. Alexander, Jr., M.D.; C. V. Alexander, Jr.; and C. V. Alexander, Jr., M.D.;

2. Barnett Orthopedic Clinic, P.A., Profit Sharing Plan, being one and the same entity and also known as Trustee(s) of Barnett Orthopedic Clinic, P.A., Profit Sharing Plan; Trustees for Barnett Orthopedic Clinic, P.A. Profit Sharing Plan; Trustees of Barnett Orthopedic Clinic, P.A. Profit Sharing Plan; LaNita A. Barnett and Robert J. Barnett as Trustees for the Barnett Orthopedic Clinic, P.A. Profit Sharing Plan;

3. Paul V. Braden;

4. Drs. Cox and Barker, P.A., Profit Sharing Trust, being one and the same entity and also known as Trustee(s) of Drs. Cox and Barker (being one and the same as Baker), P.A., Profit Sharing Trust (for the account of Charles W. Cox); Drs. Cox and Baker, P.A. Profit Sharing Trust FBO Cox; Trustees for Drs. Cox and Baker, P.A., Profit Sharing Plan; Trustee(s) of Drs. Cox and Baker, P.A., Profit Sharing Trust (for the account of Charles W. Cox);

5. Lee C. Sheppard, Jr., being one and the same person and also known as Lee C. Sheppard, Jr., M.D.;

6. Smith Seckman Reid, Inc. Profit Sharing Retirement Plan, being one and the same entity and also known as Trustee(s) of Smith Seckman Reid, Inc., Profit Sharing Plan; Trustees for Smith, Seckman, and Reid, Inc. Profit Sharing Retirement Plan; Trustee(s) of Smith, Seckman, Reid, Inc., Profit Sharing Plan;

7. The Urology Clinic, P.A., Profit Sharing Plan, being one and the same entity and also known as The Urology Clinic, P.A., Profit Sharing Plan and Trust FBO Clarence Driver, M.D.; Urology Clinic, P.A. Profit Share Plan and Trust FBO Clarence Driver, M.D.

TO:

Perry R. Senn, Trustee
616 Texas St. at Cherry
Suite 104
Ft. Worth, TX 76102

| Address New Owner as Follows: | Send Tax Bills To: | Map-Parcel No. |
|---|---|---|
| Perry R. Senn, Trustee<br>616 Texas St. at Cherry<br>Suite 104<br>Ft. Worth, TX 76102 | Same | 141-2<br>141-3<br>141-4<br>127-38.2 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,742,463.00.

Affiant

Subscribed and sworn to before me, this the 6th day of Dec., 1986.

Notary Public

My Commission expires: 10-24-88.

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FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged,

1. Clyde V. Alexander, Jr., being one and the same person and also known as Clyde V. Alexander, Jr., M.D.; C. V. Alexander, Jr.; and C. V. Alexander, Jr., M.D.;

2. Barnett Orthopedic Clinic, P.A., Profit Sharing Plan, being one and the same entity and also known as Trustee(s) of Barnett Orthopedic Clinic, P.A., Profit Sharing Plan; Trustees for Barnett Orthopedic Clinic, P.A. Profit Sharing Plan; Trustees of Barnett Orthopedic Clinic, P.A. Profit Sharing Plan; LaNita A. Barnett and Robert J. Barnett as Trustees for the Barnett Orthopedic Clinic, P.A. Profit Sharing Plan;

3. Paul V. Braden;

4. Drs. Cox and Barker, P.A., Profit Sharing Trust, being one and the same entity and also known as Trustee(s) of Drs. Cox and Barker (being one and the same as Baker), P.A., Profit Sharing Trust (for the account of Charles W. Cox); Drs. Cox and Baker, P.A. Profit Sharing Trust FBO Cox; Trustees for Drs. Cox and Baker, P.A., Profit Sharing Plan; Trustee(s) of Drs. Cox and Baker, P.A., Profit Sharing Trust (for the account of Charles W. Cox);

5. Lee C. Sheppard, Jr., being one and the same person and also known as Lee C. Sheppard, Jr., M.D.;

6. Smith Seckman Reid, Inc. Profit Sharing Retirement Plan, being one and the same entity and also known as Trustee(s) of Smith Seckman Reid, Inc., Profit Sharing Plan; Trustees for Smith, Seckman, and Reid, Inc. Profit Sharing Retirement Plan; Trustee(s) of Smith, Seckman, Reid, Inc., Profit Sharing Plan;

7. The Urology Clinic, P.A., Profit Sharing Plan, being one and the same entity and also known as The Urology Clinic, P.A., Profit Sharing Plan and Trust FBO Clarence Driver, M.D.; Urology Clinic, P.A. Profit Share Plan and Trust FBO Clarence Driver, M.D.

hereinafter called the GRANTORS, have this day bargained and sold, and by these presents do hereby transfer and convey unto Perry R. Senn, Trustee, with full power to sell, transfer, mortgage, and convey without joinder of beneficiary, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in Davidson County, State of Tennessee. North of Intersate 40, and East of the Harpeth River, described as follows:

Beginning at the point of intersection of centerline of Hooten-Hows Road and the Westerly margin of Highway 70, thence with the Westerly margin of Highway 70 609.0 feet to the true point of beginning.

Thence South 59°36'47" West 272.53 feet to an iron pin.
Thence South 59°57'51" West 1719.02 feet to an iron pin.
Thence South 29°18'08" East 567.89 feet to an iron pin
Thence South 59°51'29" West 142.45 feet to a pipe in ground.
Thence North 28°54'56" West 567.05 feet to an iron pin.
Thence South 58°57'00" West 135.04 feet to a pipe in ground.
Thence South 06°23'13" West 22.26 feet to an iron pin.
Thence South 08°53'12" West 292.13 feet to an iron pin.
Thence South 01°54'21" West 292.13 feet to an iron pin.
Thence with a curve to the right (having a central angle of 24°22'13" and a radius of 2714.70 feet) a distance of 1154.71 feet to a concrete monument.
Thence North 14°25'10" East 70.10 feet to a concrete monument.
Thence North 66°54'07" West 634.01 feet to a concrete monument.
Thence South 01°10'54" East 72.27 feet to a concrete monument.
Thence North 66°48'29" West 594.00 feet to Centerline River.
Thence North 21°51'24" East 216.50 feet to a point.
Thence North 14°44'21" East 312.67 feet to a point.
Thence North 05°39'11" West 242.94 feet to a point.
Thence North 20°36'30" West 449.66 feet to a point.
Thence North 37°54'38" West 85.16 feet to a point.
Thence North 31°27'37" West 202.40 feet to a point.
Thence North 58°15'33" West 178.83 feet to a point.
Thence North 49°37'11" West 181.13 feet to a point.
Thence North 45°18'55" West 440.30 feet to a point.
Thence leaving centerline of Harpeth River North 31°07'36" East 85.00 feet to an iron pin.
Thence North 31°07'36" East 707.85 feet to an iron pin.
Thence North 22°51'13" East 270.17 feet to an iron pin.
Thence North 29°52'40" East 373.56 feet to an iron pin.
Thence North 32°33'05" East 273.24 feet to an iron pin.
Thence South 89°47'22" East 164.13 feet to an iron pin.
Thence South 83°07'21" East 228.88 feet to an iron pin.
Thence South 75°24'12" East 158.28 feet to an iron pin.
Thence South 79°56'08" East 176.60 feet to an iron pin.
Thence South 73°47'16" East 172.24 feet to an iron pin.
Thence South 83°57'23" East 225.90 feet to an iron pin.
Thence North 36°28'36" East 1268.05 feet to an iron pin.
Thence North 35°59'23" East 160.00 feet to an iron pin.
Thence South 54°00'37" East 20.00 feet to an iron pin.
Thence South 35°59'23" West 160.00 feet to an iron pin.
Thence South 23°22'16" East 459.03 feet to an iron pin.
Thence North 63°22'45" East 328.33 feet to an iron pin.
Thence with a curve to the right (having a central angle of 09°33'45" and a radius of 904.80 feet) a distance of 151.01 feet to an iron pin.
Thence South 16°56'51" East 328.21 feet to an iron pin.
Thence South 73°15'21" West 319.75 feet to an iron pin.
Thence South 17°01'58" East 327.42 feet to a concrete monument.
Thence North 61°10'25" East 342.74 feet to a concrete monument.
Thence South 05°44'24" West 260.71 feet to an iron pin.
Thence South 08°02'55" West 435.19 feet to an iron pin.
Thence South 06°57'19" West 444.49 feet to an iron pin.
Thence South 29°13'38" East 14.43 feet to an iron pin.
Thence South 66°55'04" East 119.35 feet to an iron pin.
Thence North 47°57'56" East 282.94 feet to an iron pin.
Thence South 57°43"11" East 207.12 feet to an iron pin.
Thence South 47°13'50" West 237.36 feet to pipe in ground.
Thence South 50°38'38" East 200.01 feet to pipe in ground.
Thence South 51°37'11" East 196.46 feet to an iron pin.
Thence South 34°55'33" East 147.88 feet to an iron pin.
Thence North 48°18'26" East 846.16 feet to pipe in ground.
Thence South 35°41'37" East 564.18 feet to a concrete monument.
Thence South 35°41'37" East 130.62 feet to point of begining containing 12,144,270.36 square feet or 278.794 acres.

The above described property is the same property conveyed to the Grantors herein pursuant to the following conveyances:

Warranty Deed from J. Randolph Seckman and wife, to Clyde V. Alexander, Jr., et al., as tenants in common, of record in Book 4827, Page 107, said Registrar's Office; by Warranty Deeds of record at Book 5387, Page 157, and Book 5387, Page 159, Lee C. Sheppard, Jr., one of the Grantees in the Deed of Record at Book 4827, Page 107, conveyed an undivided five percent (5%) interest to LaNita A. Barnett and Robert J. Barnett as Trustees for the Barnett Orthopaedic Clinic, P.A. Profit Sharing Plan.

Warranty Deed from J. Randolph Seckman and wife to Clyde V. Alexander, Jr., et al., of record in Book 5541, Page 742, said Registrar's Office.

Quitclaim Deed from J. Randolph Seckman, Trustee, to C. V. Alexander, Jr., M.D., et al., of record in Book 5980, Page 125, said Registrar's Office.

Warranty Deed from J. Randolph Seckman and wife to Clyde V. Alexander, Jr., et al., of record in Book 4866, Page 327, said Registrar's Office.

TO HAVE AND TO HOLD the said tract or parcel of land together with the appurtenances, estate, title, and interest thereto belonging, including any right, title, and interest of GRANTORS in and to adjacent streets, alleys, or rights-of-way, and any fixtures and articles of personal property attached to said tract or parcel of land and owned by GRANTORS, to the said GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said tract or parcel of land in fee simple, have a good right to convey it, and the same is unencumbered, except as set out in Exhibit A attached hereto and incorporated herein by reference; and GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and defend the title to the said tract or parcel of land to GRANTEE, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have executed this instrument effective as of the 4 day of May, 1986.

Mrs Martha E Alexander
(Spouse)

Clyde V Alexander Jr
Clyde V. Alexander, Jr.

STATE OF TENNESSEE
COUNTY OF Gibson

Personally appeared before me, W. Collins Bonds, a Notary Public in and for said County and State, the within named Clyde V. Alexander, JR and wife, Martha E. Alexander, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Milan, Tennessee, this 4th day of May, 1986.

W. Collins Bonds
Notary Public

My Commission expires: 7/13/88.

EXHIBIT A TO WARRANTY DEED
FROM CLYDE V. ALEXANDER, JR., ET AL. TO PERRY R. SENN, TRUSTEE

Dated May ___, 1986

Subject to the meandering and natural flow of the Harpeth River, and the rights of any upper and lower riparian owners. According to a survey by Michael V. Holmes & Associates dated January 31, 1986, revised April 23, 1986 and April 25, 1986, and assigned Job No. 86-007, the property is subject to flooding as noted on said survey.

Easement for electric power transmission granted to the Tennessee Electric Power Company of record in Book 787, Page 17, Registrar's Office for Davidson County, Tennessee.

A portion of the subject property lies within the bounds of Hooten-Hows Road, a public right of way.

That portion of the subject property which is Lot 6 of Merrymount Acres, Section 1, a plat of which is of record in Plat Book 3700, Page 17, said Registrar's Office, is subject to the following matters shown on said plat: an Owner's Certificate, a 100-foot right of way in favor of TVA, a 60-foot minimum building setback line from U. S. Highway 70S, a 10-foot drainage easement along the rear lot line, and a 20-foot access reserved along the common boundary of Lots 5 and 6. Said Owner's Certificate reads as follows:

Owner's Certificate

"I hereby certify that I am the owner and adopt the Plan of the Subdivision of the Property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until a system of sewers is installed and made accessible to such lot or lots or otherwise approved by the Metropolitan Planning Commission and the Health Officers and under no condition shall such lot or lots be made to produce less area than prescribed by the Restrictive Covenants Book ____, Page ____, running with the title to the Property."

Warranty Deed of record in Book 3033, Page 185, said Registrar's Office conveys approximately 4.45 acres to the south of northwesterly corners of the subject property. Said deed of record in Book 3033, Page 185, contains the following provisions:

"Said above described land is conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress or egress to, from and across the same to and from abutting lands is hereby conveyed [to the State of Tennessee].

"The grantor will have rights of access to frontage roads both north and south of the above described land and on the land that did belong to C. T. Braswell."

Subject to a survey by Michael V. Holmes & Associates dated January 31, 1986, revised April 23, 1986 and April 125, 1986, and assigned Job No. 86-007, the property is subject to:

(1) two residences and numerous detached buildings are located on the subject property;

(2) a TVA transmission line easement across the northerly portion of the property;

(3) electric service lines for the two existing residences on the property.

By judgment of the Second Circuit Court of Davidson County, Tennessee, of record in Book 3162, Page 553, fee title to a tract of land containing 17.80 acres, more or less, and lying south of the southern boundary of the subject property, was vested in the State of Tennessee for highway purposes, including "all rights of ingress and egress to, from and across the same, to and from abutting lands," subject to the right of the property owners, "their heirs and assigns, [to] have access to frontage roads only which will be constructed within the margins of the above tract."

Restrictive covenants of record in Book 3910, Page 809, said Register's Office, are applicable only to that portion of the subject property which is Lot 6 of Merrymount Acres, Section 1, a plat of which is of record in Book 3700, Page 17, said Register's Office.

The Urology Clinic, P.A.,
Profit Sharing Plan

By: Clarence Davis, MD
Trustee

STATE OF Tennessee
COUNTY OF Madison

Before me, Francie Lewis, of the State and County aforesaid, personally appeared Clarence Davis, MD, Trustee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the Trustee(s) of The Urology Clinic, P.A. Profit Sharing Plan, the within named bargainor, a trust and that he/she/they as such Trustee(s) executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by himself/herself/themselves as Trustee(s).

Witness my hand and seal, at office in Jackson, Tennessee, this 1st day of May, 1986.

Francie Lewis
Notary Public

My Commission expires: July 20, 1988

Smith Seckman Reid, Inc.
Profit Sharing Retirement Plan

By: _____
Trustee

By: _____
Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, Mary R. Landers, of the State and County aforesaid, personally appeared Donald H. Reid & Lester V. Smith, Jr., Trustee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the Trustee(s) of _____ Smith Seckman Reid, Inc. Retirement Profit Sharing Plan, the within named bargainor, a trust and that he/she/they as such Trustee(s) executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by himself/herself/themselves as Trustee(s).

Witness my hand and seal, at office in Davidson Co., Tennessee, this 2 day of May, 1986.

Mary R. Landers
Notary Public

My Commission expires: My Commission Expires Jan. 19, 1988

Barnett Orthopedic Clinic, P.A.,
Profit Sharing Plan

By: Robert J. Barnett
Trustee

By: Loretta A. Barnett
Trustee

STATE OF Tenn

COUNTY OF Madison

Before me, Fred K Lawrence Jr, of the State and County aforesaid, personally appeared Robert J. Barnett & Loretta A Barnett, Trustee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the Trustee(s) of Barnett Orthopedic Clinic PA. Profit Sharing Plan, the within named bargainor, a trust and that he/she/they as such Trustee(s) executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by himself/herself/themselves as Trustee(s).

Witness my hand and seal, at office in Jackson Tn, this 1st day of May, 1986.

Fred K Lawrence Jr
Notary Public

My Commission expires: 07-20-88.

Drs. Cox and Barker, P.A.,
Profit Sharing Trust

By: Charles W. Cox, M.D.
Trustee

By: James Barker
Trustee

STATE OF

COUNTY OF

Before me, Doris Jones, of the State and County aforesaid, personally appeared Charles W. Cox & James H. Barker, Trustee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the Trustee(s) of Drs. Cox & Barker, P. A., Profit Sharing Trust, the within named bargainor, a trust and that he/she/they as such Trustee(s) executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by himself/herself/themselves as Trustee(s).

Witness my hand and seal, at office in Jackson, Tenn, this 1 day of May, 1986.

Doris Jones
Notary Public

My Commission expires: 3/24/87.

r Natalie A. Braden Paul V. Braden
(Spouse) Paul V. Braden

STATE OF Wash., D C

COUNTY OF D.C.

Personally appeared before me, Frankie L. Tyson, a Notary Public in and for said County and State, the within named Paul V. & Natalie A. Braden, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Washington, D C, this 1st day of May, 1986.

Frankie L. Tyson
Notary Public

My Commission expires: My Commission Expires January 31, 1991

NOTARY PUBLIC

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Susan W. Sheppard
(Spouse)

Lee C. Sheppard, Jr.

STATE OF Tennessee

COUNTY OF Madison

Personally appeared before me, Laverne Sipes,
a Notary Public in and for said County and State, the within named Susan W. &
Lee C. Sheppard, Jr., M. D., the bargainor(s), with wh
om I am personally acquainted (or proved to me on the basis of satisfactory
evidence), and who acknowledged that he/she/they executed the within instrument
for the purposes therein contained.

Witness my hand and official seal at Jackson, Tennessee, this 1st day of May, 1986.

Ms. Laverne Sipes
Notary Public

My Commission expires: My Commission Expires Sept. 18 1988

98283

IDENTIFICATION REFERENCE

MAY 6 4 20 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6849 PAGE 662

| | | |
|---|---|---|
| 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. 1.742.463.00

4530.50 CSTAX
.50 PRFEE
33.00 WDEED
CHECK 4564.00-
1082A05/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98283

IDENTIFICATION REFERENCE

MAY 6 4 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244988