B 0437

LL



| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Country Hollow-Nashville, Ltd.<br>3310 West End Avenue<br>Nashville, Tennessee 37203 | Same | 163-000 285<br>02D4416961 |
| This instrument prepared by: Boult, Cummings, Conners & Berry,<br>222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219 | | |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10:00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Shelton Harrison and wife, Brucine Harrison (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said Country Hollow-Nashville, Ltd., a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters shown on Exhibit B attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Patrick G. Emery
Affiant

Subscribed and sworn to before me this 14th day of May, 1986.

Loretta B. Lane
Notary Public
My Commission Expires: 7/18/87

This is unimproved property, known as lot C-2 located on Hickory Hollow Parkway, Nashville, Tennessee.

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, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of May, 1986.

Shelton Harrison
SHELTON HARRISON

Brucine Harrison
BRUCINE HARRISON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, a Notary Public in and for said County and State, the within named Shelton Harrison, 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 16th day of May, 1986.

Loretta B. Lane
Notary Public

My Commission Expires: 7/18/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, a Notary Public in and for said County and State, the within named Brucine Harrison, the 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 and official seal at Nashville, Tennessee, this 14th day of May, 1986.

Loretta B. Lane
Notary Public

My Commission Expires: 7/18/87

EXHIBIT A

Being a parcel of land located in the Second Civil District, Nashville, Davidson County, Tennessee, lying generally north of the Seaboard System Railroad and south of Hickory Hollow Parkway and being designated as Lot C-2 of the Resubdivision of Lots C, C-2, C-3, Section 15, Hickory Hollow Mall, as of record in Book 5800, Page 230, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Hickory Hollow Parkway, said point being approximately 170.83 feet from the northwesterly return of Bell Road;

THENCE, S 36° 12' 05" W, 171.87 feet to a point;

THENCE, S 46° 38' 55" W, 196.00 feet to a point;

THENCE, N 43° 21' 05" W, 174.00 feet to a point;

THENCE, with the centerline of a 40-foot wide public utility and joint access easement, N 46° 38' 55" E, 61.90 feet to a point;

THENCE, continuing with said easement along a curve to the left, having a central angle of 28° 07' 16" and a radius of 400 feet, a distance of 196.32 to a point;

THENCE, N 18° 31' 39" E, 45.94 feet to a point on the southerly margin of Hickory Hollow Parkway;

THENCE, with said southerly margin along a curve to the right, a central angle of 17° 40' 26" and a radius of 730 feet and a distance 225.18 to the point of beginning.

Containing 64,683 square feet or 1.48 acres.

Being the same property conveyed to Shelton E. Harrison from General Motors Corporation by deed of record in Book 5879, page 872, Register's Office for Davidson County, Tennessee.

00633
IDENTIFICATION REFERENCE
MAY 14 3 53 PM '86
FILED & RECORDED

**EXHIBIT B**

1. Deed of conveyance from Shelton E. Harrison, owner and Brucine H. Harrison, owner, to Metropolitan Government of Nashville, and Davidson County Department of Water and sewerage services of record in Book 6311, page 769, said Register's Office.

2. Declaration of Protective Covenants, including but not limited to assessments, lines, architectural requirements, uses and other undertakings all as set out and enumerated in instrument of record in Book 5125, page 769, as amended by an instrument of record in Book 5189, page 947, by second amendment of record in Book 5337, page 933, by Restated and Amended Declaration of Protective Covenants for Hickory Hollow of record in Book 5441, page 968, by amendment of record in Book 5792, page 491, by second amendment to Restated and Amended Declaration of Record in Book 5951, page 26, by third amendment to Restated and Amended Declaration of record in Book 6011, page 163, and by fourth amendment to Restated and Amended Declaration of record in Book 6095, page 948, said Register's Office.

3. Easements and setback lines shown on Plan of record in Book 5800, page 230, said Register's Office.

4. Reciprocal Access and Parking Easement, Restrictive Covenants and Sewer Services Agreement Section 15, Hickory Hollow Mall, of record in Book 6188, page 87, said Register's Office.

5. The Plan of record in Book 5800, page 230, said Register's Office, shows an Owner's Certificate, dated July 12, 1983, a 10-foot public utility and drainage easement along the line fronting Hickory Hollow Parkway, a 20-foot public utility and drainage easement along the westerly line and a portion of the southeasterly line together with drainage easements of varying widths as noted on a plat, a joint access easement varying in width from twenty to thirty feet crossing all lots as noted on plat together with ramps Nos. 1, 2, 3, 4 and 5, giving access to said property from Hickory Hollow Parkway as noted on said plat, and the following notes:
   1. No building permit is to be issued until the final master development plan is approved by the Metropolitan Planning Commission in accordance with the provisions of the planned unit Development District Regulations of the Metropolitan Zoning Ordinance.
   2. This property is zoned "Commercial Planned Unit Development". Final site plan must be approved by the Metropolitan Planning Commission.
   3. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Drainage Ordinance No. 78-840 and approved by the Metropolitan Department of Public Works.
   4. No direct access will be permitted to Bell Road from any Lot. Limited access may be permitted to Hickory Hollow Parkway from Lots.
   5. Left turning lanes must be provided on Hickory Hollow Parkway for Ramps 3 and 4.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6857 PAGE 12

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 440000.00- | CAMT. |
| | | | 1144.00 | CSTAX |
| | | | .50 | PRFE |
| | | | 15.00 | WDEED |
| | | | | CHECK 1159.50- |
| | | | 4109A05/14/86 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00833

IDENTIFI REFERENCE

MAY 14 3 55 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 247933