| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| T.J. Neumann & Associates, Inc.<br>118 Reynolds Drive<br>Franklin, TN 37064 | Same | Part of 95-12-58 |

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Land Management & Development Co., a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said T.J. Neumann & Associates, Inc., a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (and hereinafter sometimes referred to as the "Property"):

Land in Davidson County, Tennessee, being Lot Nos. 3, 4, 5, 9, 10 and 11 as shown on the Plan of Lakeland, Section 2, of record at Book 6250, page 983, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Land Management & Development Co. by deed from Allen Earps and wife, Betty F. Earps, of record in Book 6781, page 163, said Register's Office.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $99,00.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 1986.

Notary Public
My Commission Expires 5-20-87

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth in Exhibit A which is attached hereto and incorporated herein by this reference.

This is unimproved property.

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

And Grantor does further covenant and bind itself 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 3rd day of July, 1986.

LAND MANAGEMENT & DEVELOPMENT CO.

By: J. Marvin Hopper by Richard F Warren, Jr, his attorney-in-fact
J. Marvin Hopper, General Partner, by Richard F. Warren, Jr., Attorney-in-fact

By: Robert M. Collier
Robert M. Collier, General Partner

STATE OF Tenn.
COUNTY OF Williamson

On this 3rd day of July, 1986, before me, Gaye D. Moyer, a Notary Public in and for said County and State, personally appeared Richard F. Warren, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of J. Marvin Hopper, and who, upon oath, acknowledged J. Marvin Hopper to be a partner of Land Management & Development Co., the within bargainor, a Tennessee general partnership, and acknowledged that he executed the same as the free act and deed of the said J. Marvin Hopper as such partner, being authorized so to do, by signing the name of the partnership by J. Marvin Hopper as partner.

WITNESS my hand and seal at Franklin, Tennessee, this 3rd day of July, 1986.

Gaye D. Moyer
Notary Public

My Commission Expires: 5-20-87

STATE OF Tenn.
COUNTY OF Williamson

Before me, Gaye D. Moyer, a Notary Public of the state and county aforesaid, personally appeared Robert M. Collier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Land Management & Development Co., the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 3rd day of July, 1986.

Gaye D. Moyer
Notary Public

My Commission Expires: 5-20-87

17930

IDENTIFICATION REFERENCE

JUL 7 3 49 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A BOOK 6910 PAGE 34

1. The Plan of record in Book 6250, page 983, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Airwood Drive (lots 3, 4, 5, 10 & 11), a public utility and drainage easement at the rear o Lots 3, 4 & 5, a 10 foot drainage easement along the westerly side of lot 3, a 15' x 2.5' anchor easement at the southeasterly corner of Lot 3 and the southeasterly & southwesterly corners of Lots 4 & 5, and a 10' drainage easement at the rear of Lot 11 and a 20' public utility & drainage easement at the rear of Lots 10 & 11 and a fire hydrant located at the front common corner of Lots 10 & 11.

2. Easement for the maintenance and use of pump and water line located on premises with rights of ingress and egress thereto, and other rights and privileges, as set out in instrument of record in Book 3162, page 58, said Register's Office for Davidson County, Tennessee.

3. Grantees expressly contract and agree that they will so use the described property as not to any way interfere with the water rights which are expressly retained by the Grantors of record in Book 6781, page 163, said Register's Office for Davidson County, Tennessee.

4. Easements granted to the Electric Power Board in Book 2017, page 592, and Book 2145, page 20, Register's Office for Davidson County, Tennessee.

5. Easements to Metropolitan Government of Nashville and Davidson County, Tennessee for sanitary sewers and/or storm drainage, recorded in Book 4925, page 65, and Book 4754, page 522, Register's Office for Davidson County, Tennessee.

6. It is expressly stipulated, agreed and covenanted by and between the sellers (Land Management & Development Co.) and the buyers (T. J. Neumann & Associates, Inc) that none of the above described property conveyed West or Southwest of the TVA Transmission Line right of way easement will be improved by an type of structure or improvement other than fencing, and this stipulation and covenant shall be permanent, running with the land and binding upon all future purchasers of record in Book 6781, page 163, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

**BOOK 6910 PAGE 35**

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

99000.00- CA'T.
277.20 CSTAX
.50 PRFE
12.00 WDE'D
CHECK 289.70-
4253A07/07/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

17.930.

IDENTIFICATION REFERENCE

JUL 7 3 49 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 267695