MAP 131-3
PARCEL 51
#16DA-38246

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 335,000.00 .

Allen C. Brown, Trustee
Affiant

Subscribed and sworn to before me this the 24th day of July, 1986.

My Commission Expires: 2/19/88

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attys., Suite 500, One Church Street Building, Nash., TN 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | | | SEND TAX BILLS TO: | | |
|---|---|---|---|---|---|
| ALLEN C. BROWN, Trustee | | | "OWNER" | | |
| (Name) | | | (Name) | | |
| c/o 104 Kenner Avenue | | | | | |
| (Street Address) | | | (Street Address) | | |
| Nashville, Tennessee | | 37205 | | | |
| (City) | (State) | (Zip Code) | (City) | (State) | (Zip Code) |

# WARRANTY DEED

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 consideration, the receipt and sufficiency all of which is hereby acknowledged, WE, ROBERT B. HADEN and wife, JANINE Y. HADEN, hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto ALLEN C. BROWN, Trustee with full power and authority to mortgage, sell, encumber, restrict, and/or convey without joinder of any beneficiary, hereinafter called the "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" for complete legal description attached hereto and made a part hereof.

THIS conveyance is subject to the lien for 1986 Metro Taxes which have been prorated and which will be paid by the Grantors herein.

GRANTEE is purchasing this property to subdivide same. The Grantor retaining a portion of the property as described in Exhibit "A" attached hereto to be bounded on the North by a road to be dedicated to the County. The anticipated road shall be promptly built to such standards and in such a manner that it may be dedicated to the County, and shall be dedicated to the County as soon as possible after construction. The anticipated road shall be built by Grantee, at Grantee's sole cost and expense, and Grantee's obligations with respect to the anticipated road shall survive settlement and shall be binding upon Grantee and Grantee's successors, heirs and assigns as a covenant running with the land.

THIS being improved property, known as [3.33 acres] 4305 Lone Oak Road, Nashville, Tennessee 37215 .

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and we do covenant with the said "Grantee(s)" that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the "Grantors" have caused their names to be affixed hereto on this 24th day of July, 1986.

Robert B. Haden
ROBERT B. HADEN

Janine Y. Haden
JANINE Y. HADEN

STATE OF TENNESSEE )
Davidson County )

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named ROBERT B. HADEN and wife, JANINE Y. HADEN, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 1986.

My Commission Expires: 2/19/88

Notary Public

2 4 4 3 5.

IDENTIFICATION REFERENCE

JUL 24 3 46 PM '86
FELIX Z. WILS... REGISTER
DAVIDSON COUNTY, TN

**EXHIBIT "A"**

A tract or parcel of land lying in the First Civil District of Nashville, Davidson County, Tennessee, being part of Lots 66 and 67 on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place of record in Plat Book 421, Pages 118 and 119, said Register's Office, being more particularly described according to a Survey by James D. Wamble, Registered Land Surveyor, dated May 21, 1986, as follows:

Beginning at an existing iron pin in the West right-of-way of Lone Oak Drive (having a 60 foot row) and in the Northeast corner of the Michael Corzine property of record in Book 6584, Page 433, Register's Office for Davidson County, Tennessee; runs thence leaving said right-of-way line and running with Corzine, North 84 Degrees 9 Minutes 30 Seconds Wests 200.43 feet to an existing iron pin and Corzines Northwest corner and the Northeast corner of the R. B. Investments property of record in Deed Book 5996, Page 66, Register's Office for Davidson County, Tennessee; thence continuing with R. B. Investments, North 84 Degrees 7 Minutes 35 Seconds West 487.42 feet to an existing iron pin in the Northwest corner of the Russell Wingo property of record in Deed Book 4674, Page 204, Register's Office for Davidson County, Tennessee, passing the Northwest corner of the R. B. Investment property and the Northeast corner of the Russell Wingo property at 278.54 feet, thence along a 20 foot easement, North 5 Degrees 25 Minutes 56 Seconds East 210.11 feet to an existing iron pin, said iron pin being in the proposed right-of-way for Burtonwood Drive of record in Plat Book 1136, Page 81, Register's Office for Davidson County, Tennessee; runs thence along said right-of-way Billy R. Horton property of record in Deed Book 4674, Page 204 Register's Office for Davidson County, Tennessee and Ray D. Scott and J. P. Saal property of record in Deed Book 5778, Page 485, Register's Office for Davidson County, Tennessee, South 84 Degrees 6 Minutes 11 Seconds East 692.77 feet to a concrete monument set this survey in the West right-of-way line of Lone Oak Road, thence along said right-of-way line South 6 Degrees 46 Minutes 30 Seconds West 209.74 feet to the point of beginning.

Containing 144,932 sq. ft. or 3.33 acres.

Included in the above described parcel but specifically excluded from this instrument is the following parcel of real property:

Beginning at an existing iron pin in the West right-of-way of Lone Oak Drive (having a 60 foot row) and in the Northeast corner of the Michael Corzine property of record in Book 6584, Page 433, Register's Office for Davidson County, Tennessee runs thence leaving said right-of-way line and running with Corzine North 84 Degrees 9 Minutes 30 Seconds West 141.50 feet to a point, thence leaving Corzine's line along a new line establishing the boundaries of Lot No. One on the unrecorded Plan of Subdivision as follows: North 17 Degrees 34 Minutes 17 Seconds East 68.50 feet to a point, thence North 66 Degrees 54 Minutes 39 Seconds East 28.96 feet to a point in the right-of-way line of the new proposed cul-de-sac, thence along said right-of-way as follows: Southeasterly along a curve curving to the left with the following parameters: Radius = 20 feet, Length = 46.94 feet to a point; thence Northeasterly along a curve curving to the right with the following parameters: Radius = 20 feet, Length = 6.67 feet to a point; thence, South 83 Degrees 13 Minutes 30 Seconds East 25.00 feet to a point; thence, Southeasterly along a curve curving to the right with the following parameters: Radius = 25 feet, Length = 6.67 feet to a point; thence, South 83 Degrees 13 Minutes 30 Seconds East 25.00 feet to a point; thence, Southeasterly along a curve curving to the right with the following parameters: Radius = 25 feet, Length = 29.27 feet to a point in the West right-of-way line of Lone Oak Drive; thence, along said Lone Oak Drive right-of-way South 6 Degrees 46 Minutes 30 Seconds West 53.00 feet to the point of beginning.

Containing 10,005 sq. ft. or 0.23 acres more or less.

Being a portion of the same property conveyed to Robert B. Haden and wife, Janine A. Haden by deeds of record in Book 3502, Page 453, and Book 4609, Page 273, said Register's Office.

RT1678

BOOK 6928 PAGE 138

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

RECEIVED OF _____

FOR _____

BOOK 6928 PAGE 138

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

335000.00- CONT.
936.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 947.50-
1802AC7/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24435

IDENTIFICATION REFERENCE

JUL 24 3 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 275080