FILE BOX "7" FILE NO. 19387

BOOK 6943 PAGE 138 TAX NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 1,302,519.23

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF AUGUST, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-16-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| RIVERFRONT PARTNERSHIP (NAME) | S A M E (NAME) | P/O 53-2 108 & |
| 4400 Harding Road, #701 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | P/O 53-7 |
| Nashville, TN. 37205 (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MAUDE ROBINSON HOPKINS and husband, JOHN ROWLAND HOPKINS, MURIEL ROBINSON ESTES, single, and EDWARD GALE ROBINSON and wife, LANA ROBINSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RIVERFRONT PARTNERSHIP, with MILLER G. KIMBROUGH, JR., as Managing General Partner,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

294 40

IDENTIFICATION REFERENCE

Aug 7 1 32 PM '86

FELIX Z. HASSON, JR. REGISTER
DAVIDSON COUNTY, TN

BEING a portion of the land conveyed to Maude Robinson Hopkins, Muriel Robinson Estes and Edward Gale Robinson by deeds of record in Book 6737, Pages 474 and 470, Register's Office for Davidson County, Tennessee.

unimproved XX
This is improved ____ property, known as Robinson Road
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness our hand s this 6th day of August, 19 86

MAUDE ROBINSON HOPKINS — MURIEL ROBINSON ESTES

JOHN ROWLAND HOPKINS — EDWARD GALE ROBINSON — LANA ROBINSON

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MAUDE ROBINSON HOPKINS and husband, JOHN ROWLAND HOPKINS, MURIEL ROBINSON ESTES, single, and EDWARD GALE ROBINSON and wife, LANA ROBINSON,

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 6th day of August, 1986

Commission Expires 1-10-89

Janet L. Yates
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

LEGAL DESCRIPTION



LAND on Robinson Road in the Twelfth Councilmantic District of Nashville, Davidson County, Tennessee being described according to a survey by Ellers, Hudson and Associates, Inc., dated July 28, 1986 as follows:

BEGINNING at an iron pin on the Southern right-of-way of Robinson Road (State Route 45) said iron pin being North 87 degrees, 15 minutes, 10 seconds West a distance of 65.18 feet more or less from the intersection of the centerlines of said Robinson Road and Merritt Street; thence with the said right-of-way of Robinson Road North 49 degrees, 49 minutes, 44 seconds West a distance of 2155.86 feet to an iron rod; thence leaving said right-of-way South 40 degrees, 24 minutes, 28 seconds West a distance of 683.81 feet to an iron rod; thence South 48 degrees, 14 minutes, 51 seconds East a distance of 478.32 feet to a fence post; thence South 40 degrees, 52 minutes, 53 seconds West a distance of 46.54 feet to a fence post; thence South 48 degrees, 00 minutes, 49 seconds East a distance of 126.04 feet to an iron rod; thence South 45 degrees, 17 minutes, 44 seconds West a distance of 93.50 feet to an iron rod; thence South 49 degrees, 12 minutes, 55 seconds East a distance of 1343.26 feet to an iron rod; thence North 41 degrees, 32 minutes, 45 seconds East a distance of 60.13 feet to an iron rod; thence North 48 degrees, 16 minutes, 04 seconds West a distance of 171.15 feet to a concrete monument; thence North 49 degrees, 09 minutes, 04 seconds West a distance of 24.32 feet to a fence corner; thence North 41 degrees, 58 minutes, 56 seconds East a distance of 556.66 feet to a fence corner; thence South 49 degrees, 59 minutes, 29 seconds East a distance of 416.09 feet to an iron rod in the Northeastern right-of-way of Merritt Street; thence with said right-of-way North 41 degrees, 43 minutes, 08 seconds East a distance of 206.82 feet to an iron rod; thence with a curve to the left having a radius of 25.00 feet, an arc length of 39.95 feet a chord of 35.83 feet along a bearing of North 4 degrees, 03 minutes, 18 seconds West to the point of beginning containing 34.613 acres more or less.

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | 1,302,519.23 CAMT | | |
| | | | 3647.00 CSTBX | |
| | | | .50 PRFT | |
| | | | 9.00 MOTX | |
| | | | CHECK 3656.50- | |
| 7542A08/07/86 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29440

IDENTIFICATION REFERENCE

AUG 7 1 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 280683