This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

File #4

STATE OF TENNESSEE BOOK 6951 PAGE 374
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this 15 day of August, 1986.

Notary Public

My Commission expires: 4-17-88

| Address new owners as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| C. Hooper Development Company, Inc.<br>4700 Old Hickory Boulevard<br>Old Hickory, Tennessee 37138 | SAME | 85-41, 4D 10120<br>86-186, 4D 10150<br>86-51, 4D 10180<br>86-50, 4D 10240 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT J. BALTZ, JR., TRUSTEE, ROBERT J. BALTZ, JR., UNMARRIED, DENNIS L. BALTZ AND WIFE, MARIE BALTZ, REBA BALTZ, UNMARRIED, FRANK J. BALTZ AND WIFE, FRANCES A. BALTZ, JOHN P. BALTZ AND WIFE, JOYCE BALTZ, RICHARD P. BALTZ AND DOUGLAS P. BALTZ, CO-EXECUTORS OF THE ESTATE OF DOUGLAS M. BALTZ, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto C. HOOPER DEVELOPMENT COMPANY, INC., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A, attached hereto.

This conveyance is made subject to the following:

1. 1986 taxes, prorated and assumed by Grantee.

2. Deed of trust executed by Webb M. Watters and wife, Julia Watters, Robert J. Baltz, Jr., Trustee, Baltz Brothers, a partnership, and Thomas J. Baltz and wife, Mary Ann Baltz to H. Frederick Humbracht, Jr., Trustee, of record in Book 6023, page 955, said Register's Office, dated January 15, 1983, to secure to Donelson Development Company, Inc., an indebtedness in the amount of $247,769.08, and any other sums which may be and become payable under the terms thereof, including

but not limited to principal, interest and service fee. (See instrument for complete terms and conditions as well as possible rights and options of the mortgagee including rights respecting assumption of the debt secured thereby) (TRACTS I, II AND III), which Deed of Trust is being assumed by Grantee.

3. Permit from Nora Johnson Cantrell and husband, D. W. Cantrell to Southern Bell Telephone and Telegraph Company, of record in Book 1174, page 336, said Register's Office, to cut, top and trim all trees and undergrowth so as to clear at least 23 feet of the wires on or adjacent to subject property. (TRACTS I, II & III)

4. Easement for flow of Stones River and Stones Creek. (TRACT III & IV)

5. A perpetual flowage easement granted United States of America as set forth in Judgment of the United States District Court, Middle Tennessee District Court, Middle Tennessee District, a certified copy of which appears of record in Book 2281, page 177, said Register's Office, in connection with Cheatham Lock and Dam Project, being Tracts Nos. S-1931-1-E, S-1931-2-E, S-1941-1-3 and S-1942-2-E. (TRACTS I, II & III)

6. Title to that portion of the premises within the bounds of that property as set forth and vested in the United States of America by Judgment of the United States District Court, Middle Tennessee District, a certified copy of which appears of record in Book 565, page 197, Register's Office for Davidson County, Tennessee, for a railroad right-of-way. (TRACTS I, II, III & IV)

7. Subject to any Indian graves located on subject property.

This is unimproved property, known as: _____
(House Number) (Street)

_____
(P. O. Box) (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 Grantee, its successors and assigns, forever; and we do covenant with the said Grantee 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 Grantee, its successors 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 hands this 14 day of August, 1986.

Robert J. Baltz, Jr., Trustee

Robert J. Baltz, Jr., Trustee

Robert J. Baltz, Jr.

Dennis L. Baltz

Marie Baltz

Reba Baltz

Frank J. Baltz

Frances A. Baltz

John P. Baltz

Joyce Baltz

ESTATE OF DOUGLAS M. BALTZ

By: Richard P. Baltz
Richard P. Baltz, Co-Executor

By: Douglas M. Baltz
Douglas P. Baltz, Co-Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT J. BALTZ, JR., TRUSTEE, 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 the 14th day of August, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT J. BALTZ, JR., unmarried, 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 the 14th day of August, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DENNIS L. BALTZ, 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 the 14th day of August, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARIE BALTZ, 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 the 13th day of August, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named REBA BALTZ, unmarried, 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 the 14th day of August, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANK J. BALTZ, 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 the 12th day of August, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANCES A. BALTZ, 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 the 13th day of August, 1986.

Wm D. Merryman
Notary Public

My Commission Expires: My Commission Expires March 11, 1990

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN P. BALTZ, 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 the 12th day of August, 1986.

Wm D. Merryman
Notary Public

My Commission Expires: My Commission Expires March 11, 1990

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOYCE BALTZ, 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 the 12th day of August, 1986.

Wm D. Merryman
Notary Public

My Commission Expires: My Commission Expires March 11, 1990

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD P. BALTZ, Co-Executor of the Estate of Douglas M. Baltz, 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 the 12th day of August, 1986.

Daniel B. Emmett
Notary Public

My Commission Expires: 1-21-90

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOUGLAS P. BALTZ, Co-Executor of the Estate of Douglas M. Baltz, 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 the 14th day of August, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990

EXHIBIT A



DESCRIPTION:

TRACT NO. 1:
A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Gary Cummings, Surveyor, dated October 23, 1969, as follows:

BEGINNING at an iron pin on the southerly edge of the right-of-way for Central Pike at a point which is North 77 deg. 15' East 497.8 feet along said southerly edge of said right-of-way from its intersection with the westerly edge of the Tennessee Central Railroad right-of-way; thence South 15 deg. 25' West 100 feet to an iron pin; thence South 25 deg. 55' West 645 feet to an iron pin; thence South 64 deg. 05' East 433 feet to an iron pin on the westerly edge of the Tennessee Central Railroad right-of-way; thence with said westerly edge and a curve to the left with a radius of 2927.8 feet, 120 feet to a point; thence with said westerly edge South 17 deg. 39' West 378 feet to an iron pin on said edge; thence continuing with said right-of-way North 72 deg. 21' West 25 feet to an iron pin; thence continuing with said edge South 17 deg. 39' West 1108 feet to a point in the centerline of Stones Creek; thence leaving said edge of said right-of-way North 40 deg. 55' West 726 feet to a point on the centerline of Stones River; thence North 3 deg. 11' West 1811.3 feet the intersection of said centerline of Stones River and the southerly edge of the right-of-way for Lebanon Road; thence with said edge of said right-of-way North 65 deg. 05' East 200 feet to an iron pin on said right-of-way edge; thence leaving same South 23 deg. 49' East 200 feet to an iron pin; thence North 74 deg. 21' East 442.2 feet to an iron pin; thence North 17 deg. 30' East 100 feet to an iron pin on the southerly edge of the right-of-way for Central Pike; thence with said edge of said right-of-way South 72 deg. 30' East 106 feet to the beginning of a curve to the left with a radius of 576.4 feet; thence with said edge of said right-of-way and said curve 194 feet to the point of beginning and containing 38.77 acres, more or less.

LESS AND EXCEPT the following described property deeded to the State of Tennessee by Final Order of record in Book 5972, page 297, Register's Office for said County.

Beginning at a point in the south margin of State Route 24; said point being the northwest corner of the Odell Binkley, Jr., property; thence along the said property west boundary South 22 deg. 19 min. East 200 feet more or less to a point; thence South 68 deg. 09 min. 20 sec. West 63 feet more or less to a point; thence North 87 deg. West 140 feet or more or less to a point; thence South 63 deg. 15 min. west 83 feet or more or less to a point on the centerline of Stones River; thence along said centerline northwardly 160 feet more or less to a point in the south margin of said Route 24; thence along said south margin North 68 deg. 09 min. 20 sec. east 200 feet more or less to the point of beginning and containing 0.910 acres, more or less.

TRACT NO. 2:
A tract of land located in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows, to wit:

BEGINNING at a point in the northeast corner of Central Pike and the L & N Railroad right-of-way, thence in a westerly direction 452 feet to a point; thence in a southeasterly direction 708 feet to a point; thence in an easterly direction 440 feet to a point in the L & N Railroad right-of-way; thence northeasterly 907 feet to the point of beginning, containing 8.0 acres more or less.

TRACT NO. 3:
A tract of land in the 4th Civil District of Davidson County, Tennessee, shown as Reserved Parcel A on the Plan of Oasis-Rainey Industrial Lands as of record in Book 4175, page 117, Register's Office for said county, being described according to an unrecorded survey dated the 15th day of July, 1966, by Hickerson and Pleasant Engineering Company, as follows:

BEGINNING at a point in the center line of Stones Creek at its intersection with the easterly edge of the Tennessee Central Railroad right-of-way; thence with said easterly edge of said Tennessee Central Railroad right-of-way North 17 deg. 50 min. East 1270 feet to a point; thence leaving said right-of-way South 87 deg. 45 min. East 286 feet to a point; thence North 70 deg. 00 min. East 267 feet to a point; thence North 75 deg. 45 min. East 568 feet to a point near the westerly bank of Stones Creek; thence with a line which crosses said creek South 1 deg. 40 min. West 1580 feet to a point; thence South 51 deg. 40 min. West 286 feet to a point in Stones Creek; thence with said Creek North 77 deg. 30 min. West 1239 feet to the point of beginning and containing 41.48 acres, more or less.

BEING the same property conveyed to Robert J. Baltz, Trustee, by deed from Webb M. Watters and wife, Julia Watters of record in Book 6459, page 619, Register's Office for Davidson County, Tennessee.

TRACT IV:
Land lying and being in the 4th Civil District of Davidson County, Tennessee, shown as Tract 1 on the Plan of the Oasis-Raney Industrial Lands of record in Book 4175, page 117, Register's Office for said County, and described according to a survey made by Tennessee Valley Engineers, Inc., September, 1967, as follows, to-wit:

BEGINNING at a point in the southerly margin of Central Pike, said point being located on the easterly boundary line of Tennessee Central Railroad property; thence along the southerly margin of Central Pike, South 77 deg. 15 min. East 390.0 feet to a point; thence continuing along the southerly margin of Central Pike in an easterly direction 227.1 feet to a point; thence leaving Central Pike, South 36 deg. 00 min. East 90.0 feet to a point; thence South 77 deg. 00 min. East 56.5 feet to Old Pier Base; thence South 4 deg. 17 min. West 720.5 feet to a point; thence South 73 deg. 30 min. West 950.0 feet to a point; thence North 88 deg. 21 min. West 301.5 feet to a point in the easterly boundary line of Tennessee Central Railroad property; thence along said railroad property North 17 deg. 39 min. East 378.0 feet to a point; thence continuing along the said railroad property in northerly direction 959.6 feet to a point; thence North 37 deg. 00 min. East 14.4 feet to the point of beginning, containing 24.43 acres, more or less.

Being the same property conveyed to Robert J. Baltz, Jr., Trustee, by deed from R. E. Hooper, Trustee of record in Book 4933, page 136, Register's Office for said County.

3 2 4 0 2

IDENTIFICATION REFERENCE

AUG 15 3 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**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 |
|---|---|---|---|---|
| | | | 75[illegible].00- | [illegible] |
| | | | 1960.00 | [illegible] |
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| | | | 24.00 | [illegible] |
| | | | [illegible] | 1984.50- |
| 0572208/15/86 | | | [illegible] | .00 |

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

32402

IDENTIFICATION REFERENCE

Aug 15 3 52 PM '86

[illegible]
DAVIDSON COUNTY, TENN.

No. 284039