WARRANTY DEED

BOOK 6985 PAGE 571

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	MORTGAGEE:	MAP-PARCEL NO.
Potter Properties	none	127-239
1049 Hidden Hollow Rd		127-242
Nashville, TN 37211		

44465

IDENTIFICATION REFERENCE

SEP 19 2 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 125,000.00.

Affiant

Subscribed and sworn to before me this 19th day of September, 1986.

Notary Public

Commission expires: 4/1/90

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 considerations, the receipt of which is hereby acknowledged, We, WILLIE K. DAVIS and wife, BARBARA T. DAVIS, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto POTTER PROPERTIES, hereinafter referred to as Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT ONE: A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee more particularly described as follows:

Beginning at an iron pin set on the right-of-way line of a cul-de-sac at the end of Saddle Ridge Trace, a 50-foot road, the southwest corner of Lot 50, Saddle Ridge, Section Two as recorded in Plat Book 5200, Page 367, Register's Office for Davidson County, Tennessee; thence with the west boundary line of Lot 50 N 26° 13' 41" W 422.13 feet to an existing iron pin; thence N 68° 47' 43" W 150.22 feet to an existing iron pin; thence with the west boundary line of the property of Michael W. Campbell as recorded in Deed Book 6279, Page 181, Register's Office for Davidson County, Tennessee, N 3° 15' 29" E 102.99 feet to an existing iron pin; thence, N 32° 06' 14" E 547.66 feet to an iron pin set; thence N 62° 06' 44" E 243.95 feet to an iron pin set; thence with the south boundary line of the property of Walton Construction Co. as recorded in Deed Book 4539, Page 186, Register's Office for said Davidson County, Tennessee N 89° 15' 35" E 128.51 feet to an iron pin set; thence N 49° 51' 31" E 34.96 feet to an iron pin set; thence S 88° 59' 18" E 302.37 feet to an iron pin

set; thence S 84° 48' 02" E 404.04 feet to an iron pin set; thence S 81° 37' 39" E 280.55 feet to an iron pin set; thence S 89° 41' 12" E 75.52 feet to an existing iron pin; thence with a line severing the property of Willie K. Davis as recorded in Deed Book 6002, Page 84, Register's Office for Davidson County, Tennessee, S 21° 28' 26" E 240.21 feet to an iron pin set; thence S 56° 04' 21" E 211.59 feet to an existing concrete monument; thence with the north boundary line of the property of Paul L. Eichel as recorded in Deed Book 6304, Page 449, S 58° 01' 01" W 708.35 feet to an existing concrete monument; thence with the northeasterly boundary line of Lot 22, Saddle Ridge, Section Two S 56° 42' 13" W 473.91 feet to an existing concrete monument; thence with a line severing the property of Willie K. Davis S 63° 23' 59" W 505.46 feet to an existing iron pin; thence with the north right-of-way line of Saddle Ridge Trace N 55° 00' 51" W 133.24 feet to an existing iron pin; thence with a return curve to the right having a radius of 100.00 feet, a distance of 58.67 feet to an existing concrete monument, said curve has a chord bearing and distance of N 38° 12' 20" W 57.84 feet; thence with a curve to the left, the cul-de-sac at the end of Saddle Ridge Trace, having a radius of 50.00 feet, a distance of 82.69 feet to the point of beginning, said curve has a chord bearing and distance of N 68° 46' 29" W 73.58 feet. This tract contains 35.71 acres more or less.

TRACT TWO: A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee more particularly described as follows:

Beginning at an existing iron pin on the northerly right-of-way line of Saddle Ridge Trace, a 50-foot road, the northwest corner of Lot 23, Saddle Ridge Trace as recorded in Plat Book 5200, Page 367, Register's Office for Davidson County, Tennessee; thence northwestwardly with the northerly right-of-way line of Saddle Ridge Trace and a curve to the left having a radius of 480.00 feet, a distance of 122.46 feet to an existing iron pin; said curve has a chord bearing and distance of N 47° 42' 19" W 122.13 feet; thence with a line severing the property of Willie K. Davis as recorded in Deed Book 6002, Page 84, Register's Office for Davidson County, Tennessee N 63° 23' 59" E 505.46 feet to an existing concrete monument; thence with the north boundary line of Lot 23, Saddle Ridge S 49° 31' 52" W 475.34 feet to the point of beginning and containing 28,478 square feet or 0.65 acres more or less.

Said Tracts One and Two above are subject to such rights as the Tennessee Valley Authority may possess under a 150 foot transmission line easement shown on a survey by Ragan, Smith and Murphy dated September 12, 1986.

TRACT THREE: Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Saddle Ridge, Section 2, of record in Book 5200, Page 367, Register's Office for Davidson County, Tennessee.

Beginning at a point on the margin of Saddle Ridge Trace, said point being a common front corner with Lot 49; thence leaving said margin running Northwesterly along the common boundary with Lot 49 North 81° 25' 26" West, a distance of 475.87 feet to a point; thence North 24° 12' West, a distanct of 270 feet to a point; thence North 89° 17' 52" East, a distance of 270 feet to a point; thence North 4° 34' 59" East, a distance of 150 feet to a point; thence South 68° 55" East, a distance of 150 feet to a point; thence South 26° 4' 7" East, a

distance of 422.21 feet to a point on the margin of Saddle Ridge Trace; thence along said margin of Saddle Ridge Trace along a curve to the left having a radius of 50 feet, a distance of 48.16 feet to a point, said point being the point of beginning.

Tracts One, Two, and Three above all being a part of the same property conveyed to Willie K. Davis by Deed from Willie K. Davis, Trustee, of record in Book 6002, Page 79, and by Deed from G. William Davis of record in Book 6002, Page 84, Register's Office for Davidson County, Tennessee.

Said Tract Three above is subject to restrictive covenants contained in instrument of record in Book 5660, Page 823, Register's Office for Davidson County, Tennessee.

Also subject to the plan of record in Book 5200, Page 367, Register's Office for Davidson County, Tennessee, showing an Owner's Certificate, a minimum building setback line from Saddle Ridge Trace (as shown) and a 10 foot easement for public utility and drainage purposes along all lot lines of said lot, except the margin of Saddle Ridge Trace; subject to a 2.5 x 25 foot utility anchor easement located on the southwest corner of said lot 50; subject to an easement for access benefiting Lot 49 as shown on said Plat, a 10 foot access easement benefiting future development property of record in Book 4796, Page 95, Register's Office for Davidson County, Tennessee. Said Lot 50 is also suject to a subsurface sewage disposal area as shown on said Plat.

This is unimproved/improved property, known as Lot #50, Saddle Ridge Estates, Section II, and additional adjoining tracts, Davidson County, TN.

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 seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth.

AND we do further covenant and bind ourselves, and 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.

WITNESS our hands this 18th day of September, 1986.

Willie K. Davis

Willie K. Davis

Barbara T. Davis

Barbara T. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Benita H. Ahern, a Notary Public, WILLIE K. DAVIS and wife, BARBARA T. DAVIS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 18th day of September, 1986.

Benita H. Ahern
Notary Public

My Commission Expires:
7-10-90

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

RECEIVED OF _____

FOR _____

BOOK 6985 PAGE 578

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

125000.00- CAMT.
350.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 362.50-
4639A09/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44465

IDENTIF. REFERENCE

Sep 19 2 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 297398