FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,415,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 1986.

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

Mortgagee: Commerce Union Bank

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rochford Realty & Const. (NAME)	New Owner (NAME)	Map 142
2200 Abbott Martin Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	120 and 121

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, Frank H. Carter and wife, Dolores H. Carter, Charles C. Handly, Jr., and Mary Handly Beard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rochford Realty & Construction Co., Inc.

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:

LAND in Davidson County, Tennessee, the description of which is attached hereto and made part hereof by this reference thereto.

THIS conveyance is made subject to the easements granted in the instruments recorded in Book 6970 at pages 275, 278, and 285; and Book 6972 at page 45, all in the Register's Office for said County.

Dolores H. Carter joins in the execution of this deed only for the purpose of conveying such marital rights as she may have in said property, if any.

82303

IDENTIFICATION REFERENCE.

JAN 9 2 53 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved (X)
This is improved ( ) property, known as Old Harding Road at Morton Mill Road, Nashville, TN
(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 hands this 22nd day of December, 19 86

Frank H. Carter Charles C. Handly, Jr. Mary Handly Beard Dolores H. Carter

Frank H. Carter Charles C. Handly, Jr. Mary Handly Beard Dolores H. Carter

STATE OF TENNESSEE
Davidson County

BOOK 7103 PAGE 49.

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Frank H. Carter and wife, Dolores H. Carter, Charles C. Handly, Jr., and Mary Handly Beard

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 19 86.

Commission expires 11-1-87

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Frank H. Carter and wife,

Dolores H. Carter, et al.

TO

Rochford Realty & Construction

Co., Inc.

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

Description attached to deed dated December 22, 1986, from Frank H. Carter, et al., to Rochford Realty & Construction Co., Inc.

A tract of land in the 9th, formerly the 24th Civil District of said County, being parts of Lots Nos. 2, 3, and 4 on a plan of the lands of Skelton Demoss, deceased, as of record in Minute Book "M", page 261, Chancery Court at Nashville, described as follows:

BEGINNING in the center of the steel bridge spanning Big Harpeth River, about one-fourth mile southwest of Bellview; running thence with the bridge and center of the said Harding Pike, south 30° west 1,343 feet to a point in the center of the pike; thence with E. C. Demoss' lines as follows: North 63° west, with a fence 1,239 feet to an angle in the fence south of a gate; thence continuing with said E. C. Demoss' lines as follows: North 82 1/2° west 1,550 feet to an angle in the fence of the east slope of the hill; thence south 86° west 382 feet to a post at an angle in the fence; thence north 39° west 305 feet to a post at an angle in the fence, near top of the hill; thence north 3 1/4° west, crossing a hollow, in all 956 feet, more or less, to a wild cherry in Mrs. N. M. (Sarah A.) Morton's south line; thence with said line as follows: South 87 1/2° east 1,470 feet to a large wild cherry; thence north 78° east, crossing the old Demoss Mill Road, in all 456 feet to a point on the south bank of said Big Harpeth River at the mouth of the spring branch that runs from the house and lot; thence north 60 feet to the center of the River; thence up the center of the River as follows: East 300 feet; thence south 73° east 400 feet; thence south 43° east 500 feet; thence south 66° east 1,100 feet to the beginning, containing 105 acres, more or less.

BEING property devised to, inherited by and/or conveyed to Frank H. Carter, Charles C. Handly, Jr., and Mary Handly Beard by numerous devises, inheritances and deeds, the last conveyance to Frank H. Carter being from Jesse D. Carter, recorded in Book 5494 at page 601 in the Register's Office for said County, the last conveyance to Charles C. Handly, Jr., and Mary Handly Beard being from Mary C. Handly, recorded in Book 6548 at page 565 in said Register's Office. The said Charles C. Handly, Jr., and Mary Handly Beard conveyed their interest in said property to Frank H. Carter by deeds recorded in said Register's Office immediately prior to the recording hereof.

EXCEPTING therefrom those two certain tracts of land conveyed to Metropolitan Government of Nashville and Davidson County by deed from Frank H. Carter and wife, Dolores H. Carter, recorded in Book 6972 at page 45 in the Register's Office for said County which are described as follows:

TRACT NO. 1: Beginning at a point, said point being the intersection of the westerly margin of Old Harding Road and the northerly margin of Morton Mill Road; thence along the northerly margin of Morton Mill Road N67° 51' 20" W for a distance of 171.52 feet to a point; thence along a line N22° 08' 40" E for a distance of 8.5 feet to a point; thence along a line S67° 51' 20" E for a distance of 50.0 feet to a point; thence along a line S78° 39' 06" E for a distance of 80.08 feet to a point; thence along a line N27° 55' E for a distance of 154.12 feet to a point, said point being the approximate center of the Harpeth River; thence along the approximate center of the Harpeth River S62° 05" E for a distance of 45.0 feet to a point, said point being on the westerly margin of Old Harding Road; thence along the westerly margin of Old Harding Road S27° 55' W for a distance of 173.19 feet to the point of beginning containing 9,540 square feet, more or less. (Map 142, Parcel 121)

TRACT NO. 2: Beginning at a point, said point being the intersection of the westerly margin of Old Harding Road and the southerly margin of Morton Mill Road; thence along the westerly margin of Old Harding Road 164.11 feet in a southwesterly direction to a point being a curve with a radius of 1,402.40 feet; thence along a line N 28° 03' 02" E for a distance of 133.94 feet to a point; thence along a line N 57° 02' 10" W for a distance of 106.55 feet to a point; thence along a line N 67° 51' 20" W for a distance of 50.0 feet to a point; thence along a line N 22° 08' 40" E for a distance of 8.5 feet to a point, said point being on the southerly margin of Morton Mill Road; thence along the southerly margin of Morton Mill Road S 67° 51' 20" E for a distance of 168.14 feet to the point of beginning containing 3,528 square feet, more or less. (Map 142, Parcel 120)

Also excepting therefrom and reserving unto Frank H. Carter the following described property:

BEGINNING at a point on the southerly margin of Morton Mill said point being 2,350 feet more or less from the westerly margin of Old Harding Road as measured along said southerly margin; thence, leaving said southerly margin S 16° 26' W 546.61 feet to a point said point being the true point of beginning of the herein described tract; thence, N 89° 45' E 36.54 feet to a point; thence, S 16° 22' E 140.17 feet to a point; thence, S 08° 27' E 335.00 feet to a point; thence, N 78° 43' W 270.00 feet to a point; thence, N 12° 49' 175.00 feet to a point; thence, N 86° 01' W 148.08 feet to a point; thence, with a curve to the left on a proposed cul-de-sac 35.00 feet; said curve having a central angle of 40° 06' 25" and a radius of 50.00 feet; thence, N 77° 11' E 130.00 feet to a point; thence, N 12° 49' W 220.00 feet to a point, thence, S 79° 27' E 247.98 feet to the point of beginning; containing 130,900 square feet or 3.0 acres more or less.

Together with an easement appurtenant to the said 3.00 acre tract, over and across the following described property:

BEGINNING at a point on the southerly margin of Morton Mill said point being 2,350 feet more or less from the westerly margin of Old Harding Road as measured along said southerly margin; thence, continuing with southerly margin S 73° 34' E 35.00 feet to a point; thence, leaving said southerly margin S 16° 26' W 536.12 feet to a point; thence, S 89° 45' W 36.54 feet to a point; thence, N 16° 26' E 546.61 feet to the point of beginning.

For the purpose of providing ingress to and egress from the said 3.00 acre tract from and to a publec road, this easement to cease and be of no further force or effect when and if the said 3.00 acre tract is provided with at least 35 feet of frontage on a road meeting the specifications of and accepted by the Metropolitan Goverment of Nashville and Davidson County. Portions of this easement shall cease and be of no further force or effect when and if a road meeting said specifications can be used in lieu thereof.

The said Charles C. Handly, Jr., and Mary Handly Beard, hereby quitclaim unto Frank H. Carter said 3.00 acre tract and said easement appurtenant thereto.

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

Cu. 1. 45 0000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82303

IDENTIFI REFERENCE

JAN 9 2 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33148