THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TENN.

ADDRESS OF OWNERS:	ADDRESS OF PROPERTY:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
P.O. Box 965 Franklin, Tn. 37064	Chandler Rd. Davidson County, Tennessee.	P.O. Box 965 Franklin, Tn. 37064	74 3

ADDRESS OF MORTGAGEE:

BOOK 7117 PAGE 804

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, EVA RICHARDSON, WIDOW, have bargained and sold and by these presents do hereby transfer and convey unto LEONARD SMITH, TRUSTEE, with full power in said Trustee to convey, transfer, sell, mortgage, or otherwise encumber same without the necessity of the joinder of any beneficiary thereto, his successors and assigns, the following described tracts or parcels of land in Davidson and Wilson Counties, Tennessee, to-wit:

TRACT NO. 1: Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the northerly side of the Nashville and Eastern Railroad Authority and Chandler Road, being a portion of the property conveyed to Eva Richardson by deed of record in Book 4668, page 659, R. O. D. C. and being more particularly described as follows:

BEGINNING at a point in the northerly margin of the Nashville and Eastern Railroad Authority, said point being N. 69° 23' W, 824 feet, more or less, as measured along said northerly margin, from the southwesterly corner of the property conveeyd to Marguerita Thompson Stark by deed of record in Book 125, page 139, R.O.W.C., and being the southeasterly corner of the herein described parcel; thence, with said northerly margin the following calls: N 69° 23' W, 123 feet, more or less, to an iron pin; with a curve to the left, 803.08 feet to an iron pin, said curve having a central angle of 31° 02', a radius of 1,482.69 feete, a tangent of 411.65 feet and a chord of N 84° 54' W, 793.30 feet; S 79° 35" W, 226.56 feet to an iron pin; thence, leaving said northerly margin with the easterly line of the property conveyed to H. H. Richardson, et al., by deed of record in Book 4159, page 427, R.O.D.C., N 03° 19' 16" E, 2,174.35 feet to a planted stone and iron pin; thence, with the southerly line of the property conveyed to Robert Baltz, Jr., Trustee, by deed of record in Book 6183, page 537, R.O.D.C., S 82° 05' 22" E, 180 feet, more or less, to a point; thence, leaving said southerly line with the Davidson-Wilson County Line, S 20° 22' E, 2,367 feet, more or less, to the point of beginning, containing 1,343,604 square feet or 30.84 acres, more or less, according to survey of Barge, Waggoner, Sumner and Cannon dated November 4, 1986.

TRACT NO. 2: Being a parcel of land in Wilson County, Tennessee, located north of and adjacent to the Nashville and Eastern Railroad Authority and north of Chandler Road, being a portion of the property conveyed to Eva Richardson by deed of record in Book 4668, page 659, R.O.D.C. and being more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of the Nashville and Eastern Railroad Authority, said iron pin being the southwesterly corner of the property conveyed to Marguerita Thompson Stark by deed of record in Book 125, page 139, R.O.W.C., and the southeasterly corner of the herein described parcel; thence, with said northerly margin, N 69° 23' W, 824 feet, more or less, to a point; thence, leaving said northerly margin with the Davidson-Wilson County Line, N 20° 22' W, 2,367 feet, more or less, to a point; thence, leaving said County Line with the southerly line of the property conveyed to Robert Baltz, Jr., Trustee, by deed of record in Book 6183, page 537, R.O.D.C., S 82° 05' 22" E, 360 feet, more or less, to a cedar fence post; thence, with the southerly line of the property conveyed to Robert Baltz, Jr., Trustee, by deed of record in Book 277, page 390, R.O.W.C., S 80° 40' 11" E, 1,733.53 feet to an iron pin at a fence corner; thence, with the westerly line of said Baltz property S 04° 22' 54" W, 761.94 feet to a fence corner; thence, with the southerly line of said Baltz property S 83° 37' 38" E, 401.73 feet to fence corner post; thence, leaving said southerly line with the westerly line and a portion of the northerly line of the property conveyed to Marguerita Thompson Stark, by deed of record in Book 135, page 139, R.O.W.C., the following calls: S 04° 30' 51" W, 276.52 feet to a 24-inch Hackberry Tree; S 51° 57' 20" W, 98.55 feet to a 10-inch Cedar Tree; S 62° 57' 50" W, 48.00 feet to a cedar fence post; S 83° 35' 26" W, 41.10 feet to an 18-inch Cedar Tree; N 80° 23' 36" W, 566.54 feet to an iron post; S 03° 42' 58" W, 1,108.05 feet to the point of beginning, containing 3,214,507 square feet or 73.80 acres, more or less, according to survey by Barge, Waggoner, Sumner and Cannon dated November 4, 1986.

Being the same property conveyed to Albert Phillips, a 1/4 undivided interest; Miller Kimbrough, a 1/4 undivided interest and Harry Richardson, a 1/2 undivided interest, by deed of Thomas A. Eddings, et ux. of record in Book 4198, page 963, Register's Office of Davidson County, Tennessee, and Deed Book 179, page 337, Register's Office for Wilson County, Tennessee, the said Harry (H. H.) Richardson having since died, and by his will of record in Will Book 101, page 393, County Court Clerk's Office for Davidson County, Tennessee, he devised his interest in said property to his wife, Eva Richardson.

TRACT NO. 3: A tract of land in the Fourth Civil District of Davidson County, Tennessee, and a part of which lies in Wilson County, Tennesee, on Chandler Road, being part of Lot 3 and all of Lots 4 and 5, shown on the Plan of John E. Hayes, et al. vs John A. Wilson, et al. of record in Book 2, page 29, Chancery Court at Nashville and known as The Hager Farm and further described as follows:

Beginning at a point in Stoner's Creek under the Chandler Road Bridge, said point being 2.5 feet north of the south edge and 12 feet east of the west end of the bridge; thence N. 18 degrees 13' W passing the centerline of the Tennessee Central Railroad, 93.4 feet in all 166.5 feet to a point in the center of Stoner's Creek; thence, leaving Stoner's Creek and following the right of way of the Tennessee Central Railroad S. 53 degrees 24' W. 26.6 feet to a point; thence S. 20 degrees, 30' W 15.0 feet to a point; thence

along a fence S. 79 degrees 50' W 361.1 feet to an iron stake by a 12" hackberry tree; thence, leaving the right of way of the Tennessee Central Railroad and with the Harold Caldwell line and fence N. 83 degrees 05' W 345.7 feet to an iron stake by a 10" sassafras with a 12" wild cherry pointer; thence N 4 degrees 03' E 211.1 feet to a planted stone in the boundary line of Hager and Caldwell property on the south side of the Stoner's Creek; thence down the Creek, N. 18 degrees 49' W 383.4 feet to an iron stake in the centerline of the creek; thence continuing down said creek N. 63 degrees 52" W 268.5 feet to a point on the north edge of Creek; thence N. 21 degrees 51' E. 111.5 feet to an iron stake in fence corner, said stake also being the common corner of this tract of land with the Caldwell land and Cumberland Water Company land; thence N. 62 degrees 41' E 95.6 feet to an iron stake; thence N 74 degrees 38' E 294.9 feet to iron stake by an 18" ash; thence N. 00 degrees 41' W 337.7 feet to an iron stake; said stake being the northeast corner of Cumberland Water Co. tract and the southeast corner, of Hendrix land in the westerly boundary of this tract; thence N. 2 degrees, 22' E, 2158.30 feet, crossing the access road to this tract, and following the fence line to an iron stake with a 10" ironwood tree pointer, being the northwest corner of this tract; thence N. 83 degrees 58' E. 814.3 feet, crossing the Davidson Wilson County Line to a stake in fence corner on boundary line of this tract, and the Escue property, said stake also being the northeast corner of this property; thence S 5 degrees 00 W 1214.4 feet crossing the Davidson Wilson County Line to an iron stake with 12" hackberry pointer; thence S. 83 degrees 19 E. passing a 6" ask tree at 2 feet, in all 293.7 feet to a planted stone with 24" hickory and 15" sassafras pointers; trhence S. 3 degrees 11' W with Thomas Eddings west line, crossing the right of way of the Tennessee Central Railroad at 2230.9 feet, in all 2315.3 feet to a spike in the centerline of Chandler Road; thence continuing with Eddings west line South 3 degrees 58 W passing reference iron stake on the north bank of Stoner's Creek, 159.4 feet to a point in the center of said creek; thence with the center of Stoner's Creek N. 63 degrees 27' W. 250.9 feet to a stake in the creek; the point of beginning, containing 78.39 acres according to survey number 66-678 by Parrish Engineers, Inc., 2907 Granny White Pike, Nashville, Tennessee, 37204, Revised 15 February 1967.

The above description includes, but excludes that part of the right of way of the Tennessee Central Railroad, and tha part of right of way of Chandler Road (1.00 acres), shown within the boundary of this tract. In addition to the above there is also included a roadway for ingress and egress to and from Tulip Grove Road over the land adjoining the above tract to the west, which was established by a decree of Chancery Court, Nashville, Tennessee, in Rule No. 79211.

Being the same property conveyed to H. H. Richardson, an undivided one-half interest; Miller Kimbrough, an undivided one-fourth interest; and Albert Phillips, an undivided one-fourth interest, by deed of Jas. E. Cunningham, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, of record in Book 4159, page 427, Register's Office of Davidson County, Tennessee. The said Harry (H. H.) Richardson having since died, and by his will of record in Will Book 101, page 393, County Court Clerk's Office for Davidson County, Tennessee, he devised his interest in said property to his wife, Eva Richardson.

Albert Phillips and Miller Kimbrough conveyed their interest in the above property to Eva Richardson by deed of record in Book 4643, page 450, Register's Office of Davidson County, Tennessee, and Book 236, page 450, Regsiter's Office of Wilson County, Tennessee. By instrument of record in Book 4668, page 659, Register's Office of Davidson County, Tennessee, and Book 240, page 379, Register's Office of Wilson County, Tennessee, the legal description was corrected.

TO HAVE AND TO HOLD said tracts or parcels of land with the appurtenances, estate, title and interest thereunto belonging to the said Grantee, his successors and assigns, forever.

And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey same and that the same is unencumbered except by 1986 real estate taxes; applicable building and zoning regulations; all existing highway, roadway and utility easements; easement granted First Suburban Water Utility District of Davidson County (Radnor Water District) of record in Book 4764, page 328, Register's Office of Davidson County, Tennessee; easement for change of flow of Stoner's Creek which lies on and across the property; and right of way of Tennessee Central Railroad which lies on and across Tract 3.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this the 30 day of December 1986.

Eva T Richardson

EVA RICHARDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, LINDA L. DOWDELL, a Notary Public in and for said State and County, the within named EVA RICHARDSON, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Office in GOODLETTSVILLE, Tennessee, this 30th day of DECEMBER, 1986.

Linda L. Dowdell
NOTARY PUBLIC

My commission expires:
4/ov. 12, 1990

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater for this transfer is $1,386,895.50.

Trustee

Sworn to and subscribed before me this the 31st day of December, 1986.

Notary Public

My commission expires:
11-20-87

Filed for record Jan. 26 1987
at 10:45 O'Clock A M.
Noted in Note Book 23 Page # 393
Recorded in Deed Book 603 Page # 643
In the Register's office for
Wilson County, Tennessee.
On this 26th day of Jan. 1987
Margie Trice
By: J Newman

87 JAN 27 AM 9:27

87 3110

STATE OF TENNESSEE
WILSON COUNTY
REAL ESTATE TRANSFER TAX

State Tax $ 3883.32
Fee $ .50
Recording Fee $ 2.00
Total $ 3885.82
Receipt No. 62351

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.

By
Deputy