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FILE IN BOX #4

FORM NO. WD-1

#87-3-20

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 489,504.61

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 1987.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

RUSH RUSH

MAR 25 10 05 AM '87
FELIX Z. WILSON TX REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0 7 4 6 6

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTYS., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILHALL CORPORATION (NAME)	"OWNER" (NAME)	MAP 172
2910 Kraft Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 83
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	#5D-18701

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~~ HUNTER'S BRANCH DEVELOPMENT, INC. a Tennessee Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILHALL CORPORATION, a Tennessee Corporation,

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 the Second Civil District of Davidson County, Tennessee, and being described according to an unrecorded survey by Barge, Waggoner, Sumner & Cannon, dated May 17, 1984, as follows; to-wit:

BEGINNING at a concrete monument in the southeasterly intersection of Nolensville Pike and Barnes Road, eastward South 80° 48' 14" East along the margin of said Barnes Road, 744.61 feet to an iron rod; thence, South 08° 44' 04" West, 419.72 feet to an iron rod; thence, South 81° 16' 42" East, 208.59 feet to an iron rod; thence, South 73° 25' 18" East, 200.04 feet to an iron rod; thence, South 41° 18' 17" East, 315.21 feet to an iron rod; thence, South 52° 10' 33" East, 534.28 feet to an iron rod; thence, South 02° 45' 05" West 518.22 feet to an iron rod; thence, South 89° 51' 31" West, 1,444.26 feet to an iron rod in the easterly margin of Nolensville Pike; thence, along the easterly margin of Nolensville Pike in a northerly direction with a curve to the left having a center angle of 11° 39' 44", a radius of 5,765 feet and a curve length of 1,173.44 feet to a concrete monument; thence, North 11° 38' West, 554.16 feet to the beginning, containing 41.43 acres, more or less.

INCLUDED but specifically excluded from this conveyance are all the lots (32 lots) and common area as shown on the Plan of Hunter's Branch, Section One, Planned Unit Development, of record in Book 6250, Page 513, Register's Office for Davidson County, Tennessee, containing 9.6 acres, more or less, and all of the lots (62 lots) and common area as shown on the Plan of Hunter's Branch, a Planned Unit Development, Section Two-A, of record in Book 6250, Page 819, said

(Continued on back)

This is unimproved (XX) improved ( ) property, known as 63 Lots - HUNTER'S BRANCH, a Planned Unit Development, 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 his hand this 23rd day of March, 19 87

HUNTER'S BRANCH DEVELOPMENT, INC.

BY:

EUGENE T. COLLINS, President

03/25 1133.30-

3986

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

Commission Expires _____ _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Jonathan J. Foley, Jr., a Notary Public in and for the State and County aforesaid, personally appeared EUGENE T. COLLINS

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 President of the HUNTER'S BRANCH DEVELOPMENT, INC., a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 1987.

Commission Expires February 19, 1988 Notary Public

WARRANTY DEED

FROM
HUNTER'S BRANCH DEVELOPMENT, INC.

TO
PHILHALL CORPORATION

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

(Legal Description continued from front)
Register's Office, containing 14.36 acres, more or less, for a total acreage to be excluded in the amount of 23.96 acres, more or less.

BEING part of the same property conveyed to Hunter's Branch Development, Inc., by Deed from Georgia Jones Rice, a widow, of record in Book 6315, Page 334, Register's Office for Davidson County, Tennessee.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid principal balance owing Third National Bank in Nashville in the sum of $292,504.61 secured by a Deed of Trust to Jonathan J. Foley, Jr., Trustee, of record in Book 6428, Page 84, said Register's Office, as modified in Book 6634, Page 436, and Book 6798, Page 242, said Register's Office.

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

402504.61- CAMT.
1127.00 CSTAX
.50 PRFEE
6.00 MTGTD
CHECK 1137.50-
598QA03/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07466

IDENTIFICATION REFERENCE

MAR 25 10 05 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 61016