This instrument was prepared by Charles L. Cornelius, Jr., Attorney, Third National Financial Center, Suite 2900, P. O. Box 2808, Nashville, TN 37219.

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WARRANTY DEED

| Address New Owner: | Send Tax Bills to: | Map/Parcel Nos. |
|---|---|---|
| R. SCOTT PALMER<br>5925 Northaven Road<br>Dallas, TX 75230 | Same | 49-141<br>49-142 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged,

WALTER O. SANDERS and wife, CLARICE FRANCE SANDERS, have this day bargained and sold, and does hereby transfer and convey to R. SCOTT PALMER, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

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

Beginning at an iron pin set on the west right of way line of Knight Road in a fence and the common line of the herein described tract and a tract conveyed to Charles F. Mager by deed recorded in Book 1118, page 145, R.O.D.C., Tennessee, and proceeding as follows: leaving Knight Road with the common line of Sanders and Mager S 80 deg. 49' 32" W 1200.99' to a planted stone by a fence corner at a northwest corner of Mager; thence, with a fence S 18 deg. 15' 42" E 970.63' to a fence corner; thence, N 84 deg. 58' 31" W 3175.64' to an iron pin set in the east line of H. E. Dowlen; thence, with the east line of Dowlen N 7 deg. 49' 59" E 289.12' to an iron pin set by a stake found; thence with the east lines of Robert D. Cassidy and Dixie A. Moore N 6 deg. 31'06" E 835.51' to a 2" iron pin found at Moore's northerly most corner; thence, with the east line of Louise and Gregory Ray and Fred Johnson N 5 deg. 54' 27" E 2590.57'; thence, with the south line of William T. Lee, Jr. S 84 deg. 40' 08" E 823.00'; thence, N 1 deg. 45' 08" W 51.80' to a point on the south right of way line of Knight Road; thence, eastwardly with the south right of way of Knight Road and a 502.55' radius curve to the left a distance of 282.74', said curve has a chord bearing and distance of S 72 deg. 12' 02" E 279.03'; thence, S 88 deg. 19' 06" E 108.60'; thence, with a 691.15' radius curve to the right a distance of 391.44', said curve has a chord bearing and distance of S 72 deg. 05' 36" E 386.23'; thence, S 55 deg. 52' 06" E 440.90 feet; thence with a 979.69 foot radius curve to the left a distance 304.36 feet, said curve has a chord bearing and distance of S 64 deg. 46' 06" E 303.14 feet, thence S 73 deg. 40'06" E 88.40 feet; thence, with a 930.09-foot radius curve to the right a distance of 303.83 feet, said curve has a chord bearing and distance of S 64 deg. 18' 36" E 302.48 feet; thence, S 54 deg. 57' 06" E 448.30 feet; thence, with a 929.92 foot radius curve to the right a distance of 445.06 feet to the northeast corner of a 5 acre tract to be retained by Walter O. Sanders, Et ux, said curve has a chord bearing and distance of S 41 deg. 14' 27" E 440.83 feet; thence leaving Knight Road with the

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,611,444.44

Clarice F. Sanders
Affiant

Sworn to and subscribed before me this 15th day of June, 1987.

Catherine E. Ott
Notary Public

My Commission Expires: 1-10-89

Name of Mortgagees:

1. Walter O. Sanders and Clarice France Sanders
2. Hallmark Savings Association

north line of said 5-acre tract, S 86 deg. 41' 30" W 463.66 feet to the northwest corner; thence with the west line, S 3 deg. 50' 43" W 401.36 feet to an iron pin set 2 feet south of a fence; thence, with the south line of the 5-acre tract, 2 feet south of and parallel to a fence, N 86 deg. 41' 30" E 610.26 feet to an iron pin set at the southeast corner of a 5-acre tract on the west right-of-way line of Knight Road; thence, with the west right-of-way line of Knight Road, S 12 deg. 29' 06" E 531.04 feet; thence, with a 1457.93-foot curve to the left a distance of 203.57 feet, said curve has a chord bearing and distance of S 16 deg. 29' 06" E 203.40 feet; thence, S 20 deg. 29' 06" E 210.90 feet; thence, with a 2839.67 foot radius curve to the right a distance of 208.99 feet, said curve has a chord bearing and distance of S 18 deg. 22' 16" E 208.94 feet; thence, S 16 deg. 16' 06" E 3.94 feet to the point of beginning and containing 260.733 acres, more or less.

Being all of the property conveyed to Walter O. Sanders, et ux by deed recorded in Book 1281, page 177, and part of the property conveyed to Walter O. Sanders, et ux, by deed recorded in Book 1236, page 651, R.O.D.C., Tennessee.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest belonging to the said R. SCOTT PALMER, his heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of the said property in fee siimple, have a good right to convey it, and that the same is unencumbered except for taxes for 1987 which are not yet due and payable. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said property to R. SCOTT PALMER, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 15 day of June, 1987.

Walter Oscar Sanders
Walter Oscar Sanders

Clarice France Sanders
Clarice France Sanders

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

On this 15th day of June, 1987, before me, Catherine E. Otto, a Notary Public of the state and county aforesaid, personally appeared WALTER OSCAR SANDERS and wife, CLARICE FRANCE SANDERS, to me personally known, or who proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their own free act and deed.

Witness my hand, at office, this 15th day of June, 1987.

Catherine E. Otto
Notary Public

My Commission Expires: 1-10-89

3 6 6 2 3

IDENTIFICATION REFERENCE

JUN 16 9 17 AM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH

**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 |
|---|---|---|---|---|

1,211,444.64 Conv.
4481.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 4487.62-
9570A06/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36623

IDENTIFI REFERENCE

JUN 16 9 17 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93857