BOOK 7277 PAGE 5

STATE OF TENNESSEE
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 203,125.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 19 87

Notary Public

MY COMMISSION EXPIRES: 6/9/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Thomas N. Jones, Attorney, 339 Main Street, Franklin, Tennessee 37064

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Owen Eason Commercial	Same	128-67
(NAME)	(NAME)	
Old Natchez Trace		8D-42320
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Franklin, Tn. 37064		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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~~, I, JAMES N. MADDOX, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OWEN EASON COMMERICAL, A PARTNERSHIP COMPOSED OF SOUTHWINDS DEVELOPMENT, INC. AND LARRY OWEN, 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:

See Attached Legal Description

Grantor conveys to Grantee with this deed any and all water and sewer rights he has with Harpeth Valley Utilities as pertains to this said property with exception to Lot No. 14 which Grantor retains water and sewer rights.

Property Subject to the Following:

1. 1987 County are a lien against the property, but not yet due and payable.
2. Restrictive covenants contained in instrument of record in Book 7253, page 578, RODC, Tn.
3. Easement granted to Harpeth Valley Utilities of record in Book 5258, page 273, Book 6186, page 141 and Book 7144, page 329, Register's Ofice of Davidson County, Tennessee.

unimproved (XX)
This is improved ( ) property, known as Sawyer Brown Road, Nashville, Tennessee
(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 My hand this 22nd day of June, 19 87

JAMES N. MADDOX

STATE OF TENNESSEE
County of WILLIAMSON

BOOK 7277 PAGE 6

Personally appeared before me, the undersigned
James N. Maddox
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 1987.

Commission expires 6/9/91

Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Prepared by:

LEGAL DESCRIPTION

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the easterly side of Sawyer Brown Road, being a tract of land as shown on the Plan of Ridgelake of record in Book 6250, page 677, RODC, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Sawyer Brown Road, as widened, said point being in the northerly line of the property conveyed to Gregory T. Ava, et ux, by deed of record in Book 5789, page 56, RODC, said point also being 1,580 feet, more or less, northerly from the centerline of Meadow Lane.

Thence, with said easterly margin, the following calls: With a curve to the left 121.53 feet to a point, said curve having a central angle of 04° 45' 41", a radius of 1,462.40 feet, a tangent of 60.80 feet and a chord of N 05° 18' 56" W, 121.49 feet; N 07° 41' 46" W, 157.50 feet to a point; With a curve to the right, 607.42 feet to a point, said curve having a central angle of 24° 49' 00", a radius of 1,402.40 feet, a tangent of 308.55 feet, and a chord of N 04° 44' 14" E, 602.69 feet; N 17° 08' 44" E, 225.57 feet to a point on the southerly line of property conveyed to Albert Thomas by deed of record in Book 5318, page 319, RODC, Tn.;

Thence, S 81° 01' 19" E, 160.53 feet along the southerly line of said Thomas property to a point; Thence, N 01° 38' 02" E, 150.02 feet along the eastern line of the Thomas property to a point; Thence, N 81° 00' 57" W, 119.99 feet along the northerly line of the Thomas property to a point in the easterly margin of Sawyer Brown Road, as widened;

Thence, with said easterly margin, the following calls: N 17° 08' 44" E, 397.61 feet to a point; With a curve to the left, 261.28 feet to a point, said point in the southerly line of the property conveyed to Charles Willoughby, etal, by deed of record in Book 3466, page 30, RODC, Tn., said curve having a central angle of 05° 10' 16", a radius of 2,894.93, a tangent of 130.73 feet, and a chord of N 14° 33' 36" E, 261.19 feet;

Thence, leaving said easterly margin, S 86° 36' 59" E, 320.95 feet with the southern line of the Willoughby property to a point; thence, with Old Hickory, Ltd. westerly line, as of record in Book 6565, page 546, RODC, Tn., the following calls: S 05° 39' 23" W, 405.27 feet to a point; S 61° 56' 58" E, 389.84 feet to a point; S 19° 35' 01" E, 348.18 feet to a point; S 40° 21' 30" E, 764.03 feet to a point; S 49° 39' 08" W, 675.92 feet to a point in the northerly line of the Rev. Paul W. Clunan, et al, as of record in Will Book 126, page 341, RODC, Tn.;

Thence, with said northerly line, N 86° 43' 15" W, 719.05 feet to the northwestern corner of the Rev. Paul W. Clunan, et al, the property and the northeastern corner of the Gregory T. Ava, et ux, property, as of record in Book 5789, page 56, RODC, Tn.; Thence with the northerly line of said Ava property, N 86° 30' 47" W, 106.22 feet to a point; Thence, continuing with said northerly line, N 80° 07' 32" W, 211.16 feet to the point of beginning. Containing 1,842,217 square feet or 42.29 acres, more or less.

Being a parcel of land included in but excluded from the above said parcel of land, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Sawyer Brown Road, as widened, said point being in the northerly line of the property conveyed to Gregory T. Ava, et ux, by deed of record in Book 5789, page 56, RODC, Tn., said point also being 1,580 feet, more or less, northerly from the centerline of Meadow Lane; Thence with said easterly margin, with a curve

to the left 14.16 feet to a point, said curve having a central angle of 01° 36' 45" a radius of 1,462.40 feet, a tangent of 20.58 feet and a chord of N 03° 44' 37" W, 41.16 feet; Thence S 80° 07' 27" E, 220.86 feet to a point; Thence S 86° 30' 47" E, 77.32 feet to a point; Thence N 07° 41' 46" W, 192.00 feet to a point; Thence N 82° 18' 14" E, 60.00 feet to point; Thence, N 44° 13' 40" E, 733.93 feet to a point; Thence, N 42° 54' 06" E, 263.44 feet to a point; Thence, S 40° 21' 30" E. 236.41 feet to a point; Thence, N 59° 10' 00" E, 40.56 feet to a point on the westerly margin of Old Hickory, Ltd. as of record in Book 6565, page 546, RODC, Tn.; Thence along said westerly margin, S 40° 21' 30" E, 60.84 feet to a point; Thence, leaving said westerly margin, S 59° 10' 00" W, 40.56 feet to a point; Thence, S 40° 21' 30" E, 286.53 feet to a point; Thence S 49° 38' 30" W, 224.70 feet to a point; Thence S 64° 23' 06" W, 466.32 feet to a point; Thence, S 03° 16' 45" W, 194.09 feet to a point in the northerly line of the Reverend Paul W. Clunan, etal, as of record in Will Book 126, page 341, RODC, Tn.; Thence with said northerly line, N 86° 43' 15" W, 479.05 feet to the northwesterly corner of the Reverend Paul W. Clunan, et al, property and the northeasterly corner of the Gregory T. Ava, et ux, property, as of record in Book 5789, page 56, RODC, TN.; Thence, with the northerly line of said Ava property, N 86° 30' 47" W, 106.22 feet to a point; Thence, continuing with said northerly line, N 80° 07' 32" W, 216.30 feet to the point of beginning. Containing 532.731 square feet, or 12.23 acres, more or less.

Being a portion of the same property conveyed to James N. Maddox and wife, Drane Maddox by deed from Dan W. Maddox and wife, Margaret Maddox of record in Book 5312, page 127, Register's Office of Davidson County, Tennessee.

James N. Maddox and Drane Maddox have since divorced with Drane Maddox conveying her interest to James N. Maddox. Divorce Decree of record in Book _____, Page _____, Register's Office of _____ County, Tennessee.

3945 5.

IDENTIFICATION REFERENCE

JUN 24 1 43 PM '97

FEE $

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

RECEIVED OF _____

FOR _____

BOOK 7277 PAGE 9

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			203125.00- CAMI.	
			568.68 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 581.18-	
2742A06/24/07			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 9 4 5 5

IDENTIFICATION REFERENCE

JUN 24 10 09 AM '07

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 96963