(3)

WARRANTY DEED OF EXCHANGE

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 1987

Notary Public

MY COMMISSION EXPIRES: March 29, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BRANSTETTER, KILGORE, STRANCH & JENNINGS, 200 Church St. 4th Floor, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil D. Branstetter (NAME)	(Same) (NAME)	142-15-94
8012 Poplar Creek Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	156-114
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 7277 PAGE 50

FOR AND IN CONSIDERATION OF NO CASH, but solely in exchange for like kind of property within the meaning of Section 1031 of the Internal Revenue Code of 1954 which like kind property is more particularly described in Warranty Deed of Exchange executed and delivered simulataneously herewith, I, Cumberland Heights Foundation, hereinafter called the grantor, have bargained and exchanged, and by these presents do transfer and convey unto Cecil D. Branstetter, hereinafter called the grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee to-wit:

(See Exhibit A Attached)

3947U

IDENTIFICATION REFERENCE

JUN 24 11 59 AM 1987

unimproved XX
This is improved ( ) property, known as Beech Bend and McPherson Drive, Nashville, TN 37221
(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 hand s this 17th day of June, 1987

James J. Sanders Jr
JAMES J. SANDERS, JR.
PRESIDENT
CUMBERLAND HEIGHTS FOUNDATION

Janet M. Yokley
~~JANET YOKLEY~~
SECRETARY-TREASURER
CUMBERLAND HEIGHTS FOUNDATION

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____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, Joe Morgan a Notary Public in and for the State and County aforesaid, personally appeared James J. Sanders, Jr. and Janet Yokley

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Secretary-Treasurer of the Cumberland Heights Foundation a corporation, and that they as such President and Secretary-Treasurer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as President and Secretary-Treasurer

Witness my hand and official seal at NASHVILLE, TENN this 17th day of JUNE, 1987.

Joe Morgan
Notary Public

Commission Expires Jan. 21, 1990

WARRANTY DEED

FROM

CUMBERLAND HEIGHTS FOUNDATION

TO

CECIL D. BRANSTETTER

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

A tract of land in the 2nd Civil District of Davidson County, Tennessee, being more particularly described from information compiled from deed calls, recorded subdivision plats and scaled dimensions, and not from actual field survey, as follows:

Beginning at the southeast corner of Lot Number One, Harpeth Valley Park, Section One, of record in Book 3600, page 93, R.O.D.C.

Thence, S. 7 degrees 54' W 62.9 feet to a point, in the northerly boundary of Hicks, et al, property;

Thence, westerly and southerly with said Hicks, et al, boundary as follows:

N 82 degrees 06' W, 310 feet, more or less;
S 20 degrees W, 500 feet;
S 70 degrees W, 375 feet;
S 35 degrees W, 325 feet to a point in the centerline of Harpeth River;

Thence, downstream with said centerline, 10,355 feet, more or less, to a point;

Thence, S 10 degrees 51' 01" W, 385 feet, more or less, to a point;

Thence, N 79 degrees 08' 59" W, 30.0 feet to a point;

Thence, S 10 degrees 51' 01" W, 283.0 feet to a point;

Thence S, 37 degrees 06' E, 267.7 feet to a point;

Thence, S 53 degrees 31' E, 183.3 feet to a point;

Thence, S 69 degrees 36' E, 215.7 feet to a point;

Thence, S 89 degrees 48' E, 215.7 feet to a point;

Thence, N 70 degrees 10' E, 212.4 feet to a point;

Thence, N 60 degrees 44' E, 482.9 feet to a point;

Thence, N 67 degrees 54' E, 106.9 feet to a point;

Thence, N 23 degrees 26' 19" W, 50.0 feet to the southwest corner of Lot Number 751, Section Two, Harpeth Woods, of record in Book 5200, page 280, R.O.D.C.

EXHIBIT

A

Thence, with the boundary of said Section Two, Harpeth Woods as follows:

N 67 degrees 54' E, 148.02 feet;
N 37 degrees 43' 35" E, 99.48 feet;
N 67 degrees 54' E, 290.00 feet;
S 81 degrees 55' 35" E, 99.48 feet;
N 67 degrees 54' E, 488.71 feet;
N 49 degrees 36' 42" E, 349.77 feet;
N 36 degrees 30' 30" E, 469.58 feet to a point in the southerly boundary of Harpeth Valley Park, Section 3, of record in Book 4175, page 15, R.O.D.C.

Thence, with the boundary of said Harpeth Valley Park, Section 3, as follows:

S 89 degrees 49' E, 249.3 feet;
N 57 degrees 10' E, 294.9 feet;
N 33 degrees 10' E, 500.1 feet to a point, said point being the southwest corner of Warner Park Estates Company property, of record in Book 5089, page 597, R.O.D.C.

Thence, N 85 degrees 55' E, 591.0 feet to a point;

Thence, N 14 degrees 39' E, 671.3 feet to a point;

Thence, N 81 degrees 24' W, 655.0 feet to a point in the easterly boundary of Harpeth Valley Park, Section One, of record in Book 3600, page 93, R.O.D.C.;

Thence, with the boundary of said Harpeth Valley Park, Section One, as follows:

N 29 degrees 58' E, 395.1 feet;
N 78 degrees 42' E, 165.6 feet;
S 67 degrees 24' E, 177.3 feet;
Northerly with a curve to the left having a radius of 525.0 feet, 124.8 feet;
N 8 degrees 59' E, 48.2 feet;
Easterly with a curve to the left having a radius of 375.0 feet, 18.7 feet;
S 81 degrees 01' E, 6.3 feet;
N 8 degrees 59' E, 214.9 feet;
S 78 degrees 55' E, 836.9 feet;
S 28 degrees 47' E, 247.7 feet;
S 33 degrees 17' E, 352.1 feet;
S 56 degrees 43' E, 221.9 feet;
N 87 degrees 34' E, 105.5 feet;
S 33 degrees 28' E, 142.1 feet;
Northeasterly with a curve to the left having a radius of 380.0 feet; 87.9 feet;
S 46 degrees 43' E, 187.5 feet to the point of beginning.

Containing 156.8 acres, more or less, and being a portion of John E. Cain, III, and Edward T. Goldstein, Trustees, property, of record in Book 5460, pages 185-189 R.O.D.C. and in Book 5460, page 190-194, R.O.D.C., and being the same property conveyed to Cumberland ***

This conveyance is subject to the following:

Easement to TVA of 250 feet for electric power transmission line, of record in Book 2271, page 192, R.O.D.C.

Easement to Harpeth Valley Utilities District for sewer line and pumping station.

Access easement of 50 feet from McPherson Drive to the aforementioned Warner Park Estates Company property.

Easement for flow of Harpeth River.

*** Heights Foundation a Tennessee Not-for-Profit Corporation, by deed from John E. Cain, III and Edward T. Goldstein, Trustees, of record in Book 5697, page 662, and by deed from Dorothy Goldstein, Executrix of the Estate of E. T. Goldstein, of record in Book 7277 page 45, Register's Office for Davidson County, TN.

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

RECEIVED OF _____

FOR _____

BOOK 7277 PAGE 54

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

115000.00- CONV.
325.00 COTAX
.50 PRFE
12.00 MISC
CHECK 337.50-
e760AU6/24/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39470

IDENTIFICATION REFERENCE

JUN 24 [illegible] 87

DAVIDSON COUNTY, TN

No.96979