Bk 37 SLW

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This instrument prepared by:
John M. Jordan, Attorney
One Maryland Farms, Suite 103
Brentwood, TN 37027

WARRANTY DEED

From: Hillsboro Properties, Inc., Grantor

To: Larry D. Ashworth, and wife, Blythe E. Ashworth, Grantees

Address New Owner(s)	Send Tax Bills to	Map & Parcel Nos.
Larry D. Ashworth, et ux	same	Part of Map 114,
7601 Charlotte Pike		parcel 275 & Map
Nashville, TN		114, parcel 277

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Affiant

SUBSCRIBED AND SWORN TO before me, this the 11th day of May, 1987.

Notary Public

My Commission Expires: July 17, 1988

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, Hillsboro Properties, Inc., Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Larry D. Ashworth et ux, Blythe E. Ashworth, Grantees, their heirs, successors, and assigns, two (2) certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit A and B for the legal description of the two (2) tracts conveyed hereby.

This conveyance is made subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights of way for public utilities applicable to this property and easment for the flow of any waterways.

This is unimproved property.

TO HAVE AND TO HOLD the tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

And Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, and has a good right to convey it, and the same is unencumbered.

And Grantor does further covenant and bind Grantor, its heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 11th day of May, 1987.

HILLSBORO PROPERTIES, INC.

BY: Vice President, Secretary

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary Waller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of the Hilisboro Properties, Inc., the within bargainor, a corporation, and that he as such executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as president.

Witness my hand and seal, at Office in Nashville, Tennessee, this 11th day of May, 1987.

Notary Public

My Commission Expires: 1-19-88

FILED

RECEIVED FOR RECORD

EXHIBIT A

TRACT A

Land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, described according to a boundary survey made by Ragan-Smith-Murphy & Associates, Inc., dated May 5, 1987, as follows:

Beginning at an existing iron pin in the southerly margin of Charlotte Pike being 462 feet northeasterly as measured along a curve in the southerly margin of Charlotte Pike from the northeast corner of Thousand Oak's Estates Subdivision of record in Book 3700, pages 82 and 83, Register's Office for said County; thence S 18° 16' 51" E along the west line of the property conveyed to Larry D. Ashworth and wife, Blythe E. Ashworth by Installment Deed of record in Book 5181, page 199, a distance of 552.00 feet to an existing iron pin; thence continuing along said line S 08° 11' 51" E a distance of 375.66 feet to a set iron pin; thence leaving said west line S 78° 06' 33" W a distance of 39.95 feet to a set iron pin; thence along a curve to the left having a radius of 318.05 feet and a distance of 16.51 feet to a set iron pin, said curve has a cord bearing and distance of S 76° 37' 20" W, 16.51 feet; thence N 14° 51' 53" W a distance of 169.39 feet to a set iron pin; thence S 67° 26' 23" W a distance of 150.79 feet to an iron pin set for corner; thence N 07° 17' 14" W a distance of 281.74 feet to a set iron pin; thence N 12° 32' 25" W a distance of 440.69 feet to a set iron pin in the southerly margin of Charlotte Pike; thence northeasterly along a curve to the left having a radius of 1,950.00 feet a distance of 170.00 feet to the point of beginning, said curve has a cord bearing and distance of N 57° 01' 12" E, 169.95 feet. Containing 156,195 square feet or 3.586 acres, more or less.

Being part of the same property conveyed to Hillsboro Properties, Inc., by deed from David S. Popkin and wife, Hae Yung Popkin, of record in Book 6571, page 784, Register's Office for said County.

EXHIBIT B

TRACT B

Land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, described according to a survey made by Ragan-Smith-Murphy & Associates, Inc., dated May 5, 1987, as follows:

Beginning at an existing iron pin in the southerly margin of Charlotte Pike, said point being the northeast corner of the property conveyed to Larry D. Ashworth and wife, Blythe E. Ashworth of record in Book 5181, page 199, Register's Office for said County; thence northeastwardly with the southerly margin of Charlotte Pike along a curve to the left having a radius of 2,010.00 feet a distance of 32.36 feet to a set iron pin, said curve has a cord bearing and distance of N 49° 05' 57" E, 32.36 feet; thence southeastwardly along a curve to the right having a radius of 594.45 feet a distance of 200.54 feet to a set iron pin, said curve has a cord bearing and distance of S 32° 43' 29" E, 199.59 feet; thence S 23° 03' 37" E a distance of 497.02 feet to a set iron pin; thence southwestwardly along a curve to the right having a radius of 240.00 feet a distance of 290.18 feet to a set iron pin in the east line of Ashworth property, said curve has a cord bearing and distance of S 11° 34' 37" W, 272.82 feet; thence with the east line of said Ashworth property N 07° 47' 05" W a distance of 322.31 feet to an existing iron pin; thence continuing along said line N 22° 30' 01" W a distance of 597.43 feet to the point of beginning. Containing 63,967 square feet or 1.468 acres, more or less.

Being part of the same property conveyed to Hillsboro Properties, Inc., by deed from Bonnie H. Dolan of record in Book 6843, page 451, Register's Office for said County.

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
			30000.00- CAMA	
			84.00 CSTA	
			.50 PRFE	
			12.00 MORT	
			CHECK	96.50-
			4174A06/29/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40940

IDENTIFICATION REFERENCE

JUN 29 [illegible] 87

[illegible]

No. 98660