BOOK 7327 PAGE 544

MDSWP95 8/16/87 jj

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills to:	Map-Parcel Number(s):
TennSouth Properties, Ltd. 3401 West End Avenue Suite 302 Nashville, Tennessee 37203	Same	Map 86 Parcels 87, 88 and 89

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, John W. Hayes and wife, Mary A. Hayes, Henry L. Hayes, unmarried, and Thelma L. Hayes (now Northern) ("Grantors") have bargained and sold, and by these presents do transfer and convey unto TennSouth Properties, Ltd., a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto.

Said property is conveyed subject to the matters identified on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 17th day of August 1987.

John W. Hayes

John W. Hayes

Henry L. Hayes

Henry L. Hayes, Unmarried

Mary A. Hayes

Mary A. Hayes

Thelma L. Hayes Northern

Thelma L. Hayes Northern

George A. Northern joins in this deed solely for the purpose of conveying any right, title or interest he may have in the subject property as a result of his marriage to Thelma L. Hayes Northern.

George A. Northern

George A. Northern

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, John W. Hayes, Mary A. Hayes, Thelma L. Hayes Northern, Henry L. Hayes and George A. Northern, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of August, 1987.

Michael D. Lorton
Notary Public

My Commission Expires:
3-11-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,718,400.00.

Affiant

Sworn to and subscribed before me this 17th day of August, 1987.

Michael D. Lorton
Notary Public

My Commission Expires:
3-11-91

EXHIBIT A

Land situated in the Second Civil District, Nashville, Davidson County, Tennessee, more particularly described by Metes and bounds as follows:

Beginning at a point in the easterly right-of-way line of Andrew Jackson Parkway and the centerline of Dry Fork Creek,said point also being the southwest corner of the Robert Huber tract as recorded in Deed Book 6732, page 792, R.O.D.C., Tn., and 534.15 feet northwest, with the easterly right-of-way, from the intersection of Andrew Jackson Parkway and Old Hickory Boulevard; thence, running with Dry Fork Creek and the southerly lines of the aforesaid Huber tract, the seven following courses and distances to wit: 1) North 81 deg. 30' 00" east 245.40 feet to a point;2) South 75 deg. 40' 00" east, 66.80 feet to a point; 3) North 56 deg. 36' 00" east 59.30 feet to a point; 4) South 85 deg. 49' 00" east, 114.70 feet to a point; 5) South 60 deg. 21' 00" east ,329.30 feet to a point; 6) South 44 deg. 06' 00" east 163.20 feet to a point; 7) North 83 deg. 51' 00" east 128.09 feet to a point, said point also being the southwest corner of the Randall Phillips Builders tract, as recorded in Deed Book 5584, page 274, R.O.D.C.T.;thence with the southerly lines of said tract north 84 deg. 21' 57" east, 44.68 feet to a point; thence south 58 deg. 11' 05" east 109.16 feet to a point, said point also being the northwest corner of the 3.32 acre Robert Huber Tract, as recorded in Deed Book 6732, page 792; thence, running with a fence and the westerly line of said tract, south 05 deg. 05' 00" west 672.70 feet to a concrete monument; thence running with the westerly lines of Hermitage Woods Phase 2A, as recorded in Deed Book 4860, page 62, R.O.D.C.T., south 06 deg. 38' 00" west, 294.21 feet to a concrete monument; thence south 03 deg. 28' 54" west, 289.00 feet to an iron pin set; thence , continuing south 03 deg. 28' 54" west, 131.88 feet to an iron pin set in the easterly right-of-way line of Old Hickory Boulevard; thence, running with said right-of-way line, north 33 deg. 18' 30" west, 843.26 feet to an iron pin set; thence, continuing with said right-of-way line, north 31 deg. 55' 07" west, 120.84 feet to an iron pin set; thence, 457.70 feet along the arc of a curve to the left, said curve having a radius of 1,999.86 feet, a central angle of 13 deg. 06' 47", and a chord bearing and distance of north 38 deg. 28' 31" west, 456.70 feet to a concrete monument; thence, 534.95 feet along the arc of a curve to the right, said curve having a radius of 2,834.79 feet, a central angle of 10 deg. 48' 44", and a chord bearing and distance of north 22 deg. 36' 52" west, 534.15 feet to the point of beginning and containing 21.48 acres, more or less.

Being a part of the same property conveyed to John W. Hayes and wife Mary A. Hayes by deed from Henry L. Hayes of record in Book 4990, page 458 Register's Office for Davidson County, Tennessee. Also being a part of the property conveyed to Henry L. Hayes by partition deed of record in Book 3908, page 55, said Register's Office. And being a part of the property conveyed to Thelma L. Hayes, now Northern by deed of partition in Book 3908, page 55.

EXHIBIT B

1. Metro taxes for 1987, a lien but not yet due and payable.

2. Anchor easement granted to The Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of record in Book 5539, page 785, said Register's Office.

3. The survey by Kevin Tucker and Associates, P.C., dated April 14, 1986 project No. 86199 shows an unrecorded 20 foot sewer easement near the westerly property line running north to south.

4. The survey by Kevin Tucker and Associates, P.C., dated April 14, 1986, project No. 86199 shows a portion of the property within the 500 year flood plain.

5. Anchor easement granted to the Electric Power Board of Metropolitan Nashville and Davidson County of record in Book 5539, page 784, said Register's Office.

6. Anchor easement granted to the Electric Power Board of Metropolitan Nashville and Davidson County of record in Book 5539, page 783, said Register's Office.

56614

IDENTIFICATION REFERENCE

AUG 17 4 25 PM '87

DAVIDSON COUNTY, TN

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
		1,718,400.00 CONV.		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 6 1 4.

IDENTIFICATION REFERENCE

AUG 17 4 25 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 06421