This Instrument Prepared By: Harris A. Gilbert, Gilbert & Milom, Attorneys
13th Floor, Third National Bank Building
Nashville, TN 37219

File Box 6 ca

WARRANTY DEED

BOOK 7328 PAGE 121

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry Joe Larkin, et ux	SAME	144-56
(NAME)	(NAME)	Field Book No. FH-10815
5904 Hillsboro Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Seven Hundred Thirty Thousand and no/100 ($730,000.00) *Dollars,*

Paid to Tennessee Botanical Gardens and Fine Arts Center, Inc.,
by Larry Joe Larkin and wife, Marcene Elaine Larkin

Tennessee Botanical Gardens and Fine Arts Center, Inc., has *bargained and sold, and* does *hereby transfer and convey unto the said* Larry Joe Larkin and wife, Marcene Elaine Larkin, their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:*

Property described in the attached Exhibit A, which is incorporated herein by this reference.

5 6 8 2 9
IDENTIFICATION REFERENCE
AUG 18 11 10 AM '87
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 730,000.00

Subscribed and sworn to before me, this the 18 day of August 1987

Affiant Larry Joe Larkin

My commission expires: 5/13/89 (Affix Seal)

Notary Public Carol R Rivers

CAROL R. RIVERS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

unimproved ( ) This is improved (X) property, known as 5904 Hillsboro Road, Nashville, TN 37215
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Larry Joe Larkin and wife, Marcene Elaine Larkin, their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.,* except for 1987 real property taxes which have been prorated.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Larry Joe Larkin and wife, Marcene Elaine Larkin, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 10th *day of* August, 19 87, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Tennessee Botanical Gardens and Fine Arts Center, Inc.

By: Beverly K. Arnold

President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Shirley Zeitlin, a Notary Public in and for said County and State, the within named Tennessee Botanical Gardens & Fine Arts Center, Inc. (By Beverly Small)

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of August, 19 87.

Shirley A Zeitlin Notary Public

Commission Expires 1-9-91

STATE OF TENNESSEE
Davidson County

Before me, Shirley A Zeitlin a Notary Public in and for the State and County aforesaid, personally appeared Beverly Small

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Tennessee Botanical Gardens and Fine Arts Center, Inc., a corporation, and that she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of August, 19 87.

Shirley A Zeitlin Notary Public

Commission Expires 1-9-91

WARRANTY DEED

FROM

TENNESSEE BOTANICAL GARDENS AND FINE ARTS CENTER, INC.

TO

LARRY JOE LARKIN AND WIFE,
MARCENE ELAINE LARKIN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A

A tract of land in the Seventh (7th), formerly the Eleventh (11th), Civil District of Davidson County, Tennessee, described according to a survey made January 7, 1939, by Blanchard and Parris, Engineers, as follows:

Beginning at a point in the center of the Hillsboro Turnpike Road, the northwest corner of a tract of land conveyed to Eugene Adams and Others, by deed from W.A. Byrn, of record in Book 931, page 283, Register's Office for Davidson County, Tennessee, and running thence North 21 deg. 15' East with the center of said road, 315 feet to W.A. Byrn's southwest corner; thence South 70 deg. 45' East, with his southern boundary line, 1268.9 feet to a hackberry in J.W. Roland's western boundary line; thence, South 23 deg. 15' West, with his line, 250 feet, more or less, to a stake, the northeast corner of said tract of land conveyed to Eugene Adams and Others; thence, North 74 deg. 30' West, with the northern boundary line of said tract of land, 88 feet to an elm, another corner of said tract; thence, South 23 deg. West 101 feet to an iron pin and post, another corner of said tract; and thence, North 68 deg. 45' West, with the northern boundary line of said tract, 1169 feet to the beginning, containing 9.56 acres, more or less.

Being the same property conveyed to Hugh W. Stallworth and wife, Anita M. Stallworth, by deed from W.A. Byrn and wife, of record in Book 1081, page 508, Register's Office for Davidson County, Tennessee. The said Hugh W. Stallworth and wife, Anita M. Stallworth, having since died, he having predeceased her and she having died testate, by Will of Anita M. Stallworth, of record in Will Book 157, page 90, Probate Court Clerk's Office for Davidson County, Tennessee, the above described property was devised to The Tennessee Botanical Gardens and Fine Arts Center, Inc.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7328 PAGE 124

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 8 2 9

IDENTIFICATION REFERENCE

AUG 18 11 10 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06666