BOOK 7329 PAGE 873

57415

IDENTIFICATION REFERENCE

AUG 10 3 29 PM 1987

DAVIDSON COUNTY, TN

This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$ 1,800,000.00.**

Jack W. Dalton
Affiant

Subscribed and sworn to before me this 10th day of August, 1987.

Deborah T. Scott
Notary Public

My commission expires: 4-19-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**WARRANTY DEED**

| Address New Owner | Send Tax Bills To: | Map and Parcel Nos. |
|---|---|---|
| **Dalton Development Corporation**<br>**Post Office Box 120538**<br>**Nashville, Tennessee 37212** | **NEW OWNER** | **Map 163**<br>**Parcel 77**<br>**5DU-35091** |

**FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILSON S. MANNING AND WIFE, ARLINE H. MANNING** (the "Grantor) has bargained and sold, and by these presents does hereby transfer and convey unto **DALTON DEVELOPMENT CORPORATION** (the "Grantee"), its successors and assigns, that certain tract or parcel of land located in Davidson County, Tennessee described in **Exhibit "A"** attached hereto and incorporated herein by reference.

This conveyance is made subject to taxes for the current year which have been prorated between the parties and assumed by the Grantee herein, together with taxes for subsequent years. This conveyance is further subject to the following:

1. The Plan of record in Book 4595, page 195, Register's Office for Davidson County, Tennessee.

2. Easement for Sanitary Sewers and/or Storm Drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7170, page 839, Register's Office for Davidson County, Tennessee.

3. Easement for flow of Collins Creek.

4. Letters from the Metropolitan Government of Nashville and Davidson County, Department of Codes Administration, of record in Book 7033, pages 217 and 219 and Book 7161, page 410, Register's Office for Davidson County, Tennessee.

This is improved property known as: 464 Cane Ridge Road, Nashville, Tennessee

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

And the Grantor does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand on this the 19th day of August, 1987.

**WILSON S. MANNING**

**ARLINE H. MANNING**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Before me the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Wilson S. Manning and wife, Arline H. Manning,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 19th day of August, 1987.

NOTARY PUBLIC

My commission expires: 4/17/88

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of The Carper Center, Section 4, as of record in Book 4595, page 195, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Bell Road, said point being the common corner of said Lot No. 5 and Lot No. 3 on the Plan of The Carper Center, Section 3, as of record in Book 4595, page 118, Register's Office for Davidson County, Tennessee; thence North 89° 48' West, along the margin of Bell Road, 157.53 feet to a point; thence continuing with said margin of said road, south 76° 17' West 86.79 feet and North 88° 19' West 75.71 feet to a point; thence leaving Bell Road, North 03° 31' East, 322.2 feet to a point ; thence North 87° 16' West 50.0 feet to a point; thence North 00° 39' East 374.6 feet to a point; thence North 23° 06' West 29.0 feet to a point; thence North 00° 51' West, 345.0 feet to a point in the center line of Collins Creek; thence south 84° 49' East 46.2 feet to a point in the southwesterly margin of Cane Ridge Road; thence with said margin of said road, South 48° 41' East 235.1 feet; thence along a curve to the right having a radius of 1188.46 feet, 195.40 feet South 39° 11' East, 154.1 feet; and along a curve to the left having a radius of 814.04 feet, 45.47 feet to a point; thence leaving Cane Ridge Road, and running along the northwesterly line of said Lot #3, South 47° 36' 30" West, 168.6 feet to a point; thence with the westerly line of said Lot No. 3, South 00° 13' West, 468.6 feet to the point of beginning, containing 7.57 acres, more or less, including 0.32 acre for road dedication.

BEING the same property conveyed to WILSON S. MANNING AND WIFE, ARLINE H. MANNING, by deed from ATTORNEYS TITLE COMPANY, INC., of record in Book 4757, page 270, Register's Office for Davidson County, Tennessee.

The above description includes portions which have been dedicated for the widening of Belle Road and Cane Ridge Road. Therefore, said portions so shown are conveyed without warranty.

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7329 PAGE 876

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | 1,800,000.00 Conv. Amt. | | |

5040.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 5049.50-
3407A08/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5741 5.

IDENTIFICATION REFERENCE

AUG 19 3 29 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 07293