mail:

This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

BOOK 7368 PAGE 793

SEND TAX BILLS TO:
Address of New Owner(s):
G. William Coble
216 Deer Park Drive
Nashville, TN 37205

Mortgagee:
None

Map-Parcel No.:
67-97 & 75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, HERBERT G. WARDEN, JR. AND WIFE, OGEAL WARDEN (the "Grantors") has this day bargained and sold, and does hereby transfer and convey to G. WILLIAM COBLE (the "Grantee"), his heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

TRACT NO: 1

A certain tract or parcel of land located in the 13th (old 25th) Civil District of Davidson County, Tennessee, and bounded as follows:

BEGINNING at a stone marker, Roger's southwest corner and the southermost corner of the tract herein described; runs N. 67 degrees W. 160 poles to a stake at the east edge of Cumberland River at the mouth of a drainage ditch; thence down the river along the Eastern low water line to points; N. 2 1/2 degrees W. 70 poles; N. 9 degrees W. 31 poles to the mouth of a small branch, Farmer's corner; thence leaving the river with the branch, Farmer's boundary to points; S. 62 degrees E. 14 poles; N. 34 degrees E. 4 poles; S. 54 1/2 E. 7 poles; S. 87 1/2 E. 8.4 poles; S. 10 degrees E. 18 poles to a stake, the SE corner of the 6 1/4 acre tract herein included in the north boundary of the original W. H. Hunt tract; thence N. 69 1/4 degrees E. with Farmer's line 45 poles; N. 54 1/4 degrees E. 23 poles; N. 75 1/4 degrees E. 48 poles; N. 88 1/2 E. 45 poles; N. 49 1/4 degrees E. 88 poles to the center of Old Hickory Blvd.; thence with Old Hickory Blvd. and its meanders to points; S. 38 degrees E. 14 poles; S. 27 1/4 degrees E. 16.5 poles; S. 8 1/2 E. 13.6 poles; S. 5 1/2 degrees W. 8.4 poles to the NE corner of Roger's boundary line to points; N. 67 degrees W. 33.4 poles, S. 38 1/2 degrees W. 6 poles, S. 27 degrees W. 46 poles; S. 40 degrees W. 20 poles; S. 43 1/2 degrees W. 23.4 poles to a hickory stump; S. 7 1/2 degrees E. 10 poles; S. 20 degrees W. 8 poles; S. 26 1/2 degrees W. 40 poles to a pile of stones S. 18 1/2 degrees W. 19 poles to the beginning, containing 138 acres, more or less.

TRACT II:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by William M. Keel, Registered Land Surveyor, State of Tennessee, No. 990, dated April 30, 1981, as follows:

BEGINNING at an iron pin located (1) in the southerly line of that certain 138 acres, more or less, tract which was conveyed to W. T. Shockley, Jr. and wife, by deed from Lampley McDonald, a widow, recorded in Book 2883, page 345, in the Register's Office for said County, (2) North 87 deg. 00' West 442.20 feet along the southerly line of said 138 acre tract from a stone marker at the southeast corner of said 138 acre tract, and (3) at an interior northeast corner of that certain 166.2 acres, more or less, tract which was conveyed to Mary Ann O'Connor by deed from Robert G. O'Connor, recorded in Book 5721, page 74, in said Register's

Office; thence with an interior easterly line of said 166.2 acre tract south 3 deg. 00' west 300.3 feet to an iron pin at a corner of said 166.2 acre tract; thence with a northerly line of said 166.2 acre tract south 87 deg. 00' east 167.34 feet; thence along a new line North 3 deg. 00' North 3 deg. 00' east 300.3 feet to the southerly line of said I38 acre tract; thence with the southerly line of said 138 acre tract North 87 deg. 00' west 167.34 feet to the point of beginning, containing 1.15 acres, more or less.

TRACT NO. III:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by William M. Keel, Registered Land Surveyor, State of Tennessee, No. 990, dated April 30, 1981, as follows:

BEGINNING at an iron pin located (1) in the southerly line of that certain 138 acres, more or less, tract which was conveyed to Willard T. Shockley, Jr. and wife, by deed from Lampley McDonald, a widow, recorded in Book 2883, page 345, in the Register's Office for said County, (2) North 87 deg. 00' west 442.20 feet along the southerly line of said 138 acre tract from a stone marker at the southeast corner of said 138 acre tract, and (3) at the northwest corner of that certain 10 acres, more or less, tract which was conveyed to Jerry D. Wood, Sr. and wife, by deed from Etta Estelle Bess, recorded in Book 3703, page 610, in said Register's Office; thence with the westerly line of said 10 acre tract South 3 deg. 00' west 300.3 feet to an iron pin at the southwest corner of said 10 acre tract; thence along new lines north 87 deg. 00' west 217.58 feet to an iron pin and north 3 deg. 00' east 300.3 feet to an iron pin in the southerly line of said 138 acre tract; thence with southerly line of said 138 acre tract South 87 deg. 00' east 217.58 feet to the point of beginning containing 1.5 acres, more or less.

TRACT NO. IV:

A certain tract or parcel of land situated in the 13th Civil District and the First Councilmatic District of Davidson County, Tennessee, and described generally as follows:

BEGINNING at a point in the westerly margin of Old Hickory Blvd. said point being situated at the intersection of Old Hickory Blvd. and the private gravel driveway of the property of W. T. Shockley, Jr.; thence southwardly along the westerly margin of Old Hickory Blvd., a distance of 315 feet to a point; thence westwardly back from Old Hickory Blvd. a distance of 415 feet to a point; thence northwardly a distance of 315 feet to a point in the southerly margin of said private gravel driveway on the property of W. T. Shockley, Jr.; and thence eastwardly along the southerly margin of said private gravel driveway a distance of 415 feet to a point in the westerly margin of Old Hickory Blvd.,; the point of beginning and containing 3.05 acres, more or less.

BEING the same property conveyed to Herbert G. Warden, Jr. and wife, Ogeal Warden by deed from Herbert G. Warden, Jr. of record in Book 6981, page 48, Register's Office for Davidson County, Tennessee.

The warranties contained in the contract for sale survive the closing of this transaction.

This conveyance is made subject to a lease between Elree H. Jones, Lessor, and Shockly Explosives, Inc., Lessee, dated October 13, 1983, said Lease Agreement being of record in Book 6310, page 750, said Register's Office.

This conveyance is made subject to pepetual easement and right to flood premises as a result of the operation and maintenance of the Cheatham Lock and Dam Project on the Cumberland River, granted the United States of America by Deed of Flowage Easement of record in Book 2155, page 311, said Register's Office.

This is improved property on Old Hickory Blvd., Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs, successors and assigns, forever.

AND Grantors 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 as herein set out. Grantors further covenants and binds themselves their successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 1st day of October, 1987.

HERBERT G. WARDEN

OGEAL WARDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1ST day of October, 1987, before me personally appeared HERBERT G. WARDEN AND WIFE, OGEAL WARDEN to me known or proved to me on the basis of satisfactory evidence, to be the same person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

11-1-87

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 1ST DAY OF OCTOBER, 1987

NOTARY PUBLIC

My Commission Expires: 11-1-87

IDENTIFICATION REFERENCE

OCT 1 3 08 PM '87

FELIX Z. WILSON III
DAVIDSON COUNTY, TN

7056.8

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

450000.00- CAMT.
1260.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1269.50-
8742A10/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.05 6.8.

IDENTIFICATION REFERENCE

OCT 1 3 08 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22281