34

This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 7420 PAGE 87

Address New Owner(s):
Dukes & Dukes Development Corporation
329 Union Street
Nashville, Tennessee 37201

Send Tax Bills to:
Same

Map: 154
Parcel: Portion of 29
Field Book:

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kenneth B. McPherson and David E. McPherson (the "Grantor"), have this day bargained and sold, and do hereby transfer and convey to Dukes & Dukes Development Corporation (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

All those tracts or parcels of land described in Exhibit A attached hereto.

Lois M. McPherson, spouse of Kenneth B. McPherson, joins in the execution of this instrument for the purposes of conveying any interest she may have in the subject property by virtue of her marriage to the said Kenneth B. McPherson.

Ethel E. McPherson, spouse of David E. McPherson, joins in the execution of this instrument for the purposes of conveying any interest she may have in the subject property by virtue of her marriage to the said David E. McPherson.

This is unimproved property.

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

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 3rd day of December, 1987.

Kenneth B McPherson
KENNETH B. McPHERSON

David E. McPherson
DAVID E. McPHERSON

Lois M. McPherson
LOIS M. McPHERSON

Ethel E. McPherson
ETHEL E. McPHERSON

88312

IDENTIFICATION REFERENCE

DEC 7 11 22 AM '87

DAVIDSON COUNTY, TN

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Kenneth B. McPherson and wife, Lois M. McPherson and David E. McPherson and wife, Ethel E. McPherson, the 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 and official seal at Nashville, Tennessee, this 3rd day of December, 1987.

Joan Patterson
Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $150,631.63.

Affiant

Subscribed and sworn to before me, this
3rd day of December, 1987.

Joan Patterson
Notary Public

My Commission Expires: 11-12-89



860HHjr#5-12/01/87-029

TRACT I

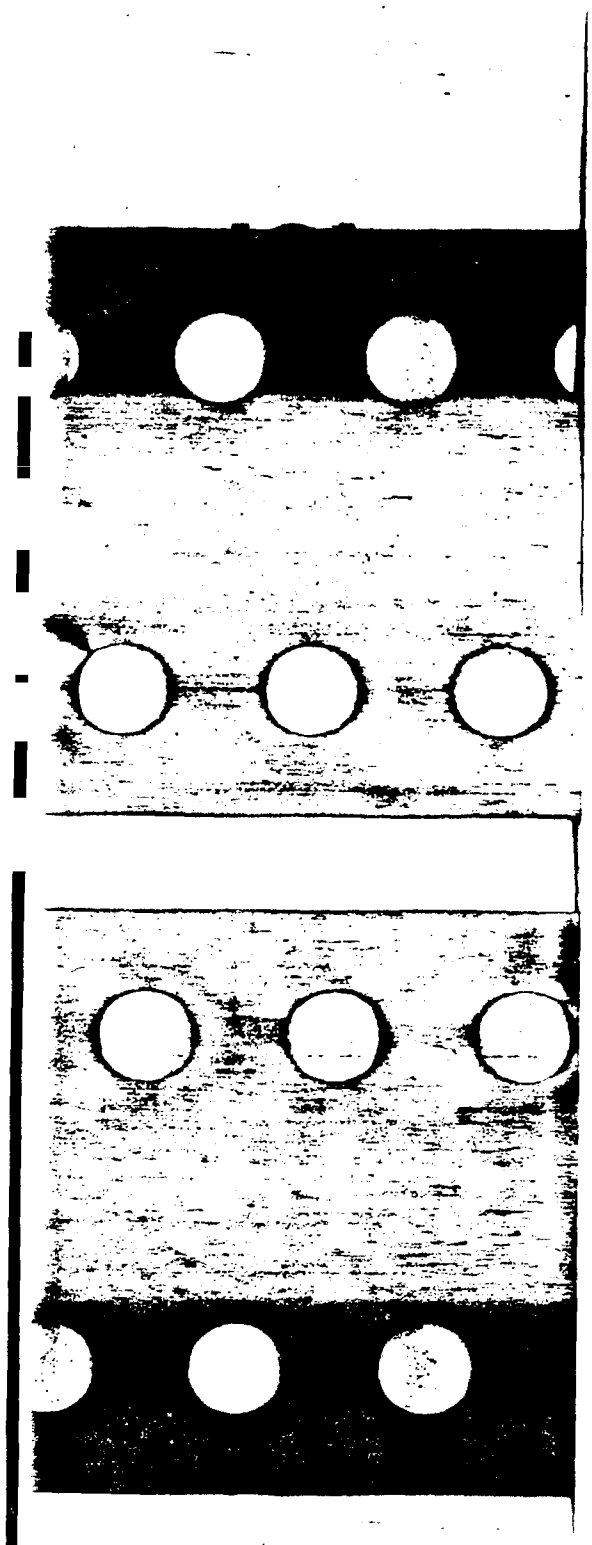
Beginning at Peach's southwesterly corner, said corner being in the northerly margin of Highway 100, thence leaving said margin of Highway 100 North 52° 25' 00" West 5,223.01 feet across the McPhersons properties to the point of beginning thence North 7° 17' 51" East 137.15 feet to an iron pin, thence North 4° 04' 43" East 349.59 feet to an iron pin, thence North 1° 30' 24" West 106.93 feet to an iron pin, thence North 2°04'53" East 169.91 feet to an iron pin, thence North 5° 36' 54" East 514.58 feet to an iron pin, thence South 88° 04' 29" East 131.89 feet to an iron pin, thence South 88° 04'29" East 582.16 feet to an iron pin, thence South 84° 50' 56" East 309.95 feet to an iron pin, thence South 5° 46' 53" West 150.59 feet to an iron pin, thence North 80° 11' 00" East 153.52 feet to an iron pin, thence South 84° 43' 51" East 127.90 feet to an iron pin, thence North 86° 59' 38" East 120.48 feet to an iron pin, thence North 89° 01' 53" East 305.13 feet to an iron pin, thence North 89° 58' 13" East 127.70 feet to an iron pin, thence South 89° 56' 18" East 290.22 feet to an iron pin, thence South 1° 02' 54" East 190.92 feet to an iron pin, thence South 81° 36' 21" East 478.52 feet to an iron pin, thence South 80° 59' 00" East 671.41 feet to an iron pin, thence South 80° 52' 54" East 109.86 feet to an iron pin, thence South 77° 10' 08" East 263.14 feet to an iron pin, thence South 74° 01' 30" East 101.14 feet to an iron pin, thence North 71° 40' 32" East 237.13 feet to an iron pin, thence North 15° 46' 28" West 29.34 feet to an iron pin, thence North 72° 49' 17" East 50.05 feet to an iron pin, thence North 69° 24' 50" East 125.46 feet to an iron pin, thence North 71° 04' 30" East 68.95 feet to an iron pin, thence South 3° 13' 47" East 77.64 feet to an iron pin, thence South 8° 24' 48" East 206.49 feet to an iron pin, thence South 7° 26' 22" West 159.62 feet to an iron pin, thence South 14° 02' 17" West 156.61 feet to an iron pin, thence South 14° 36' 19" West 140.44 feet to an iron pin, thence South 5° 07' 33" West 216.85 feet to an iron pin, thence South 12° 30' 44" East 270.24 feet to an iron pin, thence South 15° 50' 38" West 81.06 feet to an iron pin, thence South 63° 57' 58" West 549.99 feet to an iron pin, thence North 5° 12' 01" East 182.52 feet to an iron pin, thence North 32° 55' 13" East 209.35 feet to an iron pin, thence North 7° 30' 58" East 268.29 feet to an iron pin, thence North 56° 24' 08" West 357.11 feet to an iron pin, thence North 35° 01' 06" West 319.93 feet to an iron pin, thence North 77° 48' 30" West 541.76 feet to an iron pin, thence North 70° 11' 21" West 152.59 feet to an iron pin, thence North 71° 49' 08" West 177.92 feet to an iron pin, thence North 85° 46' 36" West 680.27 feet to an iron pin, thence North 53° 46' 51" West 367.52 feet to an iron pin, thence South 82° 33' 50" West 209.73 feet to an iron pin, thence South 83° 29' 15" West 680.06 feet to an iron pin, thence South 38° 19' 30" West 265.93 feet to an iron pin, thence South 52° 05' 48" West 171.73 feet to an iron pin, thence South 43° 52' 46" West 608.31 feet to the point of beginning containing 2,291,424.84 square feet or 52.6039 acres.

TRACT II

Beginning at Peach's southwesterly corner, said corner being in the northerly margin of Highway 100, thence leaving margin of Highway 100 North 52° 25' 00" West 5,223.01 feet across the McPhersons properties to the point of beginning thence South 60° 12' 25" West 742.88 feet to an iron pin, thence South 55° 59' 15" West 345.25 feet to an iron pin, thence South 52° 45' 57" West 561.07 feet to an iron pin, thence North 69° 14' 50" West 170.22 feet to an iron pin, thence North 52° 30' 08" East 25.50 feet to an iron pin, thence North 39° 55' 51" East 51.16 feet to an iron pin, thence North 55° 40' 10" East 283.10 feet to an iron pin, thence North 46° 30' 16" East 304.84 feet to an iron pin, thence North 55° 59' 15" East 345.25 feet to an iron pin, thence North 64° 38' 52" East 841.00 feet to an iron pin, thence South 7° 17' 51" West 137.15 feet to the point of beginning containing 267,540.15 square feet or 6.1419 acres.

Being part of the property conveyed to D. E. McPherson by deed of record in Book 388, page 186, Register's Office for Davidson County, Tennessee. The said D. E. McPherson died May 12, 1937, leaving a Last Will and Testament, leaving his entire estate to his wife, Mary McPherson. The said Will was probated in the County Court Clerk's Office of Davidson County, Tennessee, of record in Will Book 54, page 215. The said Mary McPherson died intestate May 15, 1987, and was survived by Kenneth B. McPherson and David E. McPherson, her sole heirs-at-law.

EXHIBIT "A"



# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7420 PAGE 90

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

150631.63- CAMT.
421.68 CSTAX
.50 PRFEE
9.00 *DEED
CHECK 431.18-
9331A12/07/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 3 1 2

IDENTIFF REFERENCE

DEC 7 11 22 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42370