38

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

BOOK 7420 PAGE 99

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

Send Tax Bills to:
Same

Map: 168
Parcel: Portion of 47
Parcel: 58

## 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 wife, Lois M. McPherson (the "Grantors"), 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.

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

Lois M. McPherson
LOIS M. McPHERSON

88314

IDENTIFICATION REFERENCE

DEC 7 11 23 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 B. 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.

Jean 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 $170,001.43.

Affiant

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

Jean Patterson
Notary Public

My Commission Expires: 11-12-89



860HHjr #5-12/01/87-028

TRACT I

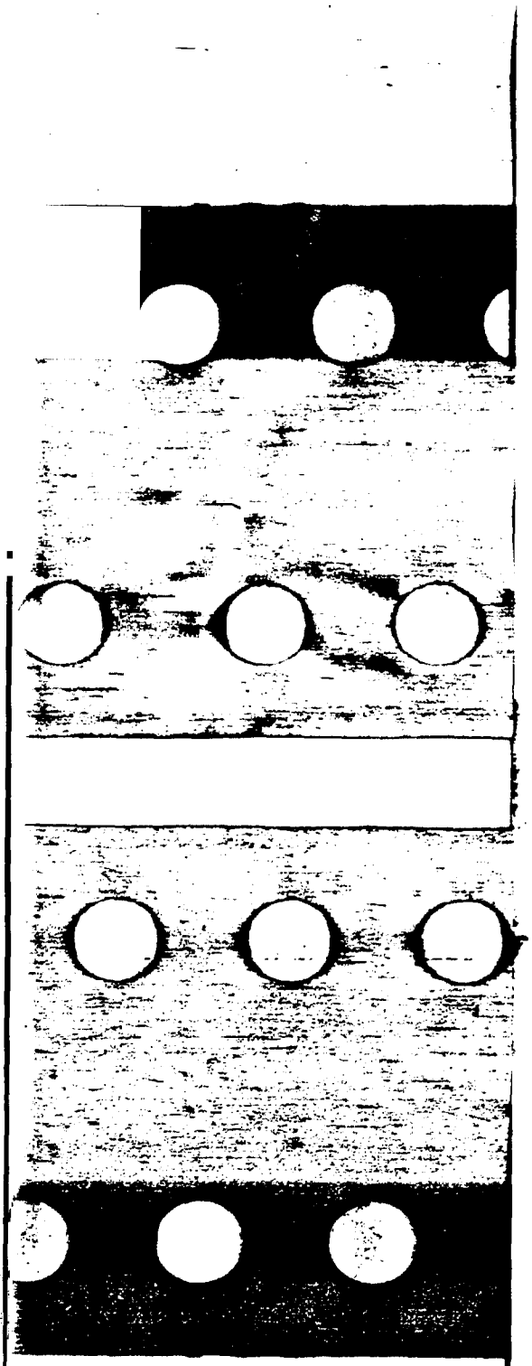
Beginning at Peach's southwesterly corner, said corner being in the northerly margin of Highway 100, thence with the margin of Highway 100 South 74° 12' 03" West 250 feet to an iron pin, thence with a curve to the left (having a Central angle of 90° 00' 00" and a radius of 50.00 feet) 78.54 feet to an iron pin, thence North 15° 47' 57" West 942.47 feet to an iron pin, thence North 4° 44' 37" West 671.24 feet to an iron pin, thence North 21° 49' 35" East 292.15 feet to an iron pin, thence North 1° 33' 25" East 306.83 feet to an iron pin, thence North 2° 03' 54" West 227.42 feet to an iron pin, thence North 5° 12' 01" East 96.20 feet to an iron pin, thence North 63° 57' 58" East 549.99 feet to an iron pin, thence South 15° 50' 38" West 24.60 feet to an iron pin, thence South 13° 18' 16" West 168.94 feet to an iron pin, thence South 6° 02' 29" East 211.46 feet to an iron pin, thence South 3° 46' 39" East 248.00 feet to an iron pin, thence North 79° 20' 13" East 228.64 feet to an iron pin, thence South 1° 00' 29" West 295.43 feet to an iron pin, thence South 1° 30' 03" West 153.49 feet to an iron pin, thence South 1° 21' 39" West 190.30 feet to an iron pin, thence South 0° 57' 30" West 668.72 feet to an iron pin, thence South 2° 03' 29" West 56.08 feet to an iron pin, thence South 21° 55' 57" West 286.82 feet to an iron pin, thence South 81° 12' 04" West 228.85 feet to an iron pin, thence South 81° 12' 04" West 7.60 feet to an iron pin, thence South 7° 17' 01" East 445.98 feet to the point of beginning containing 1,547,886.97 square feet or 35.5346 acres.

Being part of the property conveyed to Kenneth B. McPherson and wife, Lois M. McPherson by Partition Deed of record in Book 4931, page 257, Register's Office for Davidson County, Tennessee.

TRACT II

Beginning at the northwesterly corner of the corner of the property, said corner being in the southerly margin of Highway 100 and the northerly margin of Highway 100 prior to the realignment of Highway 100, thence with the southerly margin of Highway 100 North 74° 12' 03" East 777.07 feet to an iron pin, thence with a curve to the left (having a central angle of 4° 47' 23" and a radius of 2,783.20 feet) 232.66 feet to an iron pin, thence South 59° 24' 06" West 186.56 feet to an iron pin, thence South 63° 29' 47" West 87.22 feet to an iron pin, thence South 67° 59' 24" West 112.36 feet to an iron pin, thence South 74° 01' 07" West 277.87 feet to an iron pin, thence South 78° 10' 53" West 86.20 feet to an iron pin, thence South 83° 53' 34" West 139.39 feet to an iron pin, thence North 89° 40' 01" West 135.77 feet to the point of beginning containing 47,285.25 square feet or 1.0855 acres.

Being part of the property conveyed to Kenneth B. McPherson and wife, Lois M. McPherson by Partition Deed of record in Book 4931, page 257, Register's Office for Davidson County, Tennessee.



# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7420 PAGE 102

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

170331.43- CAMT.
476.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 485.50-
9333A12/07/87 REL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 3 1 4

IDENTIFICATION REFERENCE

DEC 7 11 23 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42372