File 57

BOOK 7462 PAGE 599

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 358,237.50

A.J. Hessey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF Jan 19 88

Notary Public

MY COMMISSION EXPIRES: 7/6/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry H. Snedeker, 12th Floor, First American Center, Nashville, Tn. 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Pepper Tree Limited (NAME) | Same (NAME) | Map 165 |
| 1208 16th Ave South (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 54 |
| Nashville (CITY) Tn (STATE) 37212 (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, A.T. Hessey and wife, Sara V. Hessey, and Hillary H. Shaffer and Marjorie B. Shaffer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pepper Tree Limited, A Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Exhibit A.

3910 02/03 0101 03CHECK 1012.46

02445

IDENTIFICATION REFERENCE

FEB 3 3 57 PM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved X
This is improved ( ) property, known as Maxwell Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness hand s this 29th day of January, 19 88

A.T. Hessey
A.T. HESSEY

Hillary H. Shaffer
HILLARY H. SHAFFER

Sara V. Hessey
SARA V. HESSEY

Marjorie B. Shaffer
MARJORIE B. SHAFFER

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A.T. Hessey and wife Sara V. Hessey, and Hillary H. Shaffer and wife, Marjorie B. Shaffer

the bargainor s, 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 29 day of January, 1988.

Commission Expires 7/9/89

Notary Public

HILLARY H. SNEUEKER NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

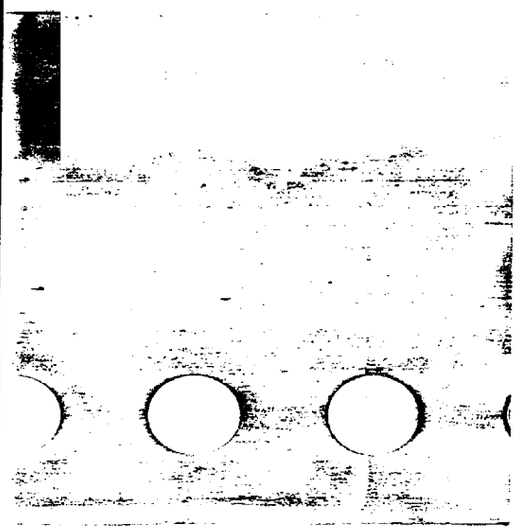
Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

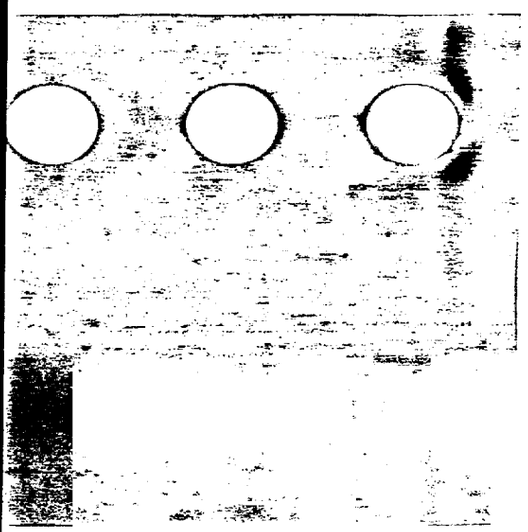
EXHIBIT A

Land located in the Second Civil District of Davidson County, Tennessee and more particularly described according to a survey made by Edward L. Adams, dated July 2, 1987, as follows to wit:

Beginning at an old iron pin (drill bit), located in the Northeast corner of William B. Lovvorn, same being the Northwest corner of the herein described land, said point further described as being located in the South right-of-way of Pin Hook Road; thence South 83° 23' 34" East 56.87 feet to a new iron pin located at the Northwest corner of the United States of America Corps of Engineers hereafter referred to as C.O.E. property, of record in book 4066, page 102, thence continuing with the C.O.E. property South 9° 08' 18" East 52.41 feet to an old iron pin located in the edge of an old lane; thence South 5° 35' 12" East 184.51 feet to a new railroad spike located in the center of an old lane; thence continuing with the center of said lane and the C.O.E. property South 18° 20' 34" East 101.42 feet to an old iron pin; thence South 33° 88' 01" East 165.47 feet to an old iron pin; thence South 23° 04' 29" East 182.44 feet to an old nail and cap; thence South 55° 13' 11" East 139.68 feet to an old iron pin located in the East edge of an old lane; thence leaving said lane North 82° 13' 04" East 1081.83 feet to an old chiseled "X" in a rock, witnessed by a pile of rocks; thence leaving the C.O.E. property and running with the West line of John R. Cheadle, Sr. of record in book 5383, page 781, South 3° 32' 44" West 806.00 feet to an old iron pin located in the center of an old lane; thence leaving the lane North 87° 17' 45" West 294.95 feet to an old iron pin; thence generally along a fence North 87° 20' 10" West 965.79 feet to an old iron pin; thence generally along a fence South 4° 45' 00" West 593.29 feet to a new iron pin; thence generally along a fence South 86° 48' 21" West 378.67 feet to an old iron pin; thence generally along a fence North 4° 09' 07" East 1670.37 feet to an old drill bit located in the Southwest corner of William Lovvorn; thence continuing with the line of Lovvorn South 84° 22' 50" East 124.83 feet to an old drill bit; thence North 5° 38' 20" East 283.42 feet to the point of beginning, containing 34.95 acres, more or less.

Being the same property conveyed to A.T. Hessey, A.H. Richardson, and Hilry Shaffer, by deed from Mary A. Travis, of record in Book 4323, page 709, Register's Office for Davidson County, Tennessee. A.H. Richardson conveyed his one-third (1/3) undivided interest to A.T. Hessey, by deed of record in Book 4639, page 749, said Register's Office.





**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 |
|---|---|---|---|---|

CAMT 358237.50
CON TX 1002.96
PRFEE 0.50
WDEED 9.00
TOTAL 1012.46
CHECK 1012.46

02/03/88 01 15:58 0001 3910

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02445

IDENTIFICATION REFERENCE

FEB 3 3 57 PM '88

DAVIDSON COUNTY, TN

**No.** 58763