THIS INSTRUMENT PREPARED BY:
ERVIN M. ENTREKIN
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

BOOK 7516 PAGE 105

WARRANTY DEED GRANTING EXCLUSIVE EASEMENT

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
James H. Reed, IV 2026 Priest Rd. Nashville, TN 37215	Same	Map This is a small parcel Parcel of land in the northeast property line of Tax Map 144 Parcel No. 61.

For Ten Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, J. WILLIAM ROWLAND, JR., a widower of 5912 Hillsboro Road, Nashville, Tennessee 37215, do by these presents grant, bargain, sell and convey unto JAMES H. REED, IV, an unmarried individual, his heirs, representatives and assigns, an easement for the exclusive benefit of the same James H. Reed, IV, his heirs, representatives and assigns including all subsequent owners of his property, more particularly described in Book 5760, page 132, Registers Office for Davidson County, Tennessee, to construct and use a driveway on, and to landscape and to locate such improvements as seem appropriate and necessary to the said James H. Reed, IV, his heirs, representatives and assigns for the aesthetic landscaping and maintaining of, the following described property:

4451 04/14/88 01:01 CHECK 88.30

BEING a parcel of land in the City of Forest Hills, Second Civil District, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument in the northerly line of property conveyed' to James H. Reed, IV, by deed of record in Book 5760, page 132, Registers Office for Davidson County, said Reed property being Lot No. 34 as shown on the Plan of Otter Creek Hills of record in Book 2900, page 110 and 111, said Register's Office, said monument being North 82 degrees 57 minutes East, 70.00 feet from a concrete monument at the common corner of Lot Nos. 34 and 39, as shown on said plan; thence, leaving said northerly line with a severance line North 07 degrees 03 minutes West, 72.00 feet to a concrete monument; thence, continuing with said severance line North 82 degrees 57 minutes East, 250.43 feet to a concrete monument in the northerly line of said Reed Property; thence, with said northerly line South 32 degrees 37 minutes West, 190.72 feet to the point of beginning and continuing 15,881 square feet or 0.36 acre, more or less.

Being a part of the same real property conveyed to J. W. Rowland, Jr. and wife Jane Rowland by deed of record in Book 4575, page 546, Register's Office for Davidson County, Tennessee, the said Jane Rowland having since died.

TO HAVE AND TO HOLD said exclusive easement unto the said James H. Reed, IV, his heirs, representatives and assigns forever.

AND I do covenant and warrant that I am lawfully seized and possessed of said land, have a good right to convey this easement and that it is free and unencumbered except for current and future taxes which James H. Reed, IV assumes and agrees to pay. And I will warrant and forever defend the title to same unto the said James H. Reed, IV against the claims of all persons.

IN WITNESS WHEREOF, J. William Rowland, Jr. has executed this Warranty Deed Granting Exclusive Easement this 28 day of March, 1988.

J. W. Rowland Jr.
J. WILLIAM ROWLAND, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. WILLIAM ROWLAND, JR., the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 28 day of March, 1988.

Louise D. Dudley
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires March 11, 1991.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $21,000.00.

Affiant

Sworn to and subscribed before me this 14 day of April, 1988.

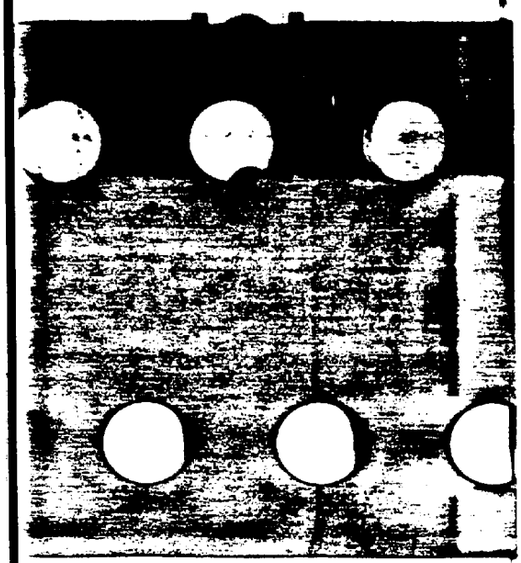
Mary L Lee
NOTARY PUBLIC

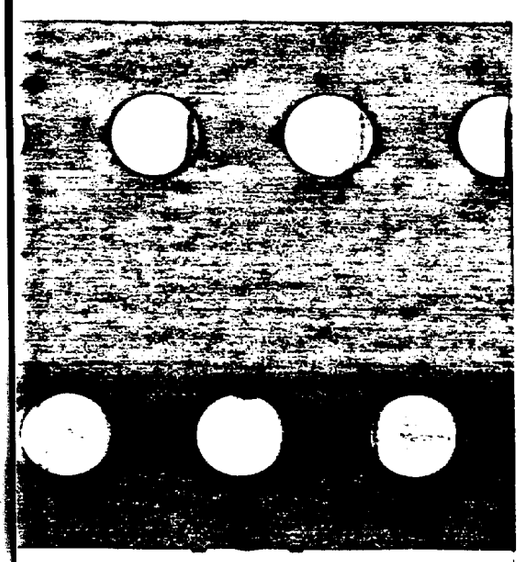
My Commission Expires: 11-12-89

NOTICE TO TAX MAPPING OFFICE

This is a small parcel of land in the northeast property line of Tax Map 144 Parcel No. 61.

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
APR 14 12 17 PM '88
IDENTIFICATION REFERENCE
21335





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	21000.00
CON TX	58.80
PRFEE	0.50
WDEED	9.00
TOTAL	68.30
CHECK	68.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/14/88 01 12:17 0001 4451

21335

IDENTIFT REFERENCE

Apr 14 12 17 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 80597