FB 51 Tes

BOOK 7724 PAGE 537

This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is **$1,014,556.00.**

Thomas C. Scott
Affiant

Subscribed and sworn to before me this 9th day of December, 1988.

Peggy J. Thompson
Notary Public

My commission expires: My Commission Expires OCT. 9, 1991

92375

IDENTIFICATION REFERENCE

Dec 12 8 11 AM '88

FILED FOR RECORD REGISTER DAVIDSON COUNTY, TN

**SPECIAL WARRANTY DEED**

6056 12/12 0101 03CHECK 3357.68

| **Address New Owner:** | **Send tax bills to:** | **Map & Parcel No.** |
|---|---|---|
| **Couchville Pike, Ltd.**<br>**176 Second Avenue North**<br>**Suite 400**<br>**Nashville, Tennessee 37201** | **NEW OWNER** | **Map 121**<br><br>**Parcel 255** |

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELM HILL BUILDERS, INC.** (the "Grantor"), has bargained and sold and by these presents does transfer and convey unto **COUCHVILLE PIKE, LTD.** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference.

This conveyance is subject to the following:

1. Taxes for 1988 which have been assumed by the Grantee herein.

2. Easement and right-of-way for an electric power transmission line, granted to the United States of America, of record in Book 1229, page 990, said Register's Office.

3. Declaration of Easement of record in Book 5699, page 990, said Register's Office.

4. Easement to Wilson Sporting Goods Company, of record in Book 5784, page 237, said Register's Office.

5. Agreement for Dedication of Easement of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5818, page 55, said Register's Office.

6. Flowage Easement to Thurston Motor Lines, Inc. of record in Book 6042, page 694, said Register's Office.

7. Storm Water Detention Agreement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6145, page 323, said Register's Office.

**TO HAVE AND** to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

**AND THE GRANTOR** does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

**AND THE GRANTOR** does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further.

**WITNESS** my hand this the 9th day of December, 1988.

**ELM HILL BUILDERS, INC.**

Eugene P. Davis

BY: EUGENE P. DAVIS
President

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Eugene P. Davis**, with whom I am personally acquainted, who, upon oath, acknowledged himself to be the President of **ELM HILL BUILDERS, INC.**, the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such President.

**WITNESS** my hand and official seal at Nashville, Tennessee, this the 9th day of December, 1988.

Peggy L. Thompson

NOTARY PUBLIC

My commission expires: My Commission Expires OCT. 3, 1991

PEGGY L. THOMPSON NOTARY PUBLIC DAVIDSON

EXHIBIT A

Land lying in 2nd Civil (formerly 13th Councilmatic) District, Davidson County, Tennessee, being further described according to a survey of McConnell Engineering, dated August 13, 1982, revised October 26, 1982, further revised October 29, 1982, as follows:

Beginning at an old iron rod on the northerly margin of the 60 foot right-of-way of Couchville Pike, approximately 4000 feet east of the intersection of Couchville and Donelson Pike, said rod also being the southeast corner of the W.P. Duke, etux., property, recorded in Book 2022, page 306, Register's Office for Davidson County, Tennessee;

Thence, leaving said right-of-way and with Dukes easterly line N 27°-43'-00" E - 291.15 feet to a new iron rod (stacked in creek), said rod being in the westerly lines of the Wilson Sporting Goods Company property, recorded in Book 5699, page 997 said Register's Office;

Thence, coincident with the common tract division line between Wilson and the subject property: S 20°-36'-36" E - 204.15 feet;

Thence, S 72°-45'-41" E - 744.76 feet to a point in the westerly margin of a 50 feet ingress-egress easement;

Thence, along said westerly margin, S 17°-14'-19" W - 432.19 feet to the beginning of an entrance curve having a radius of 25.00 feet and a chord bearing S 67°-27'-09" W - 38.42 feet;

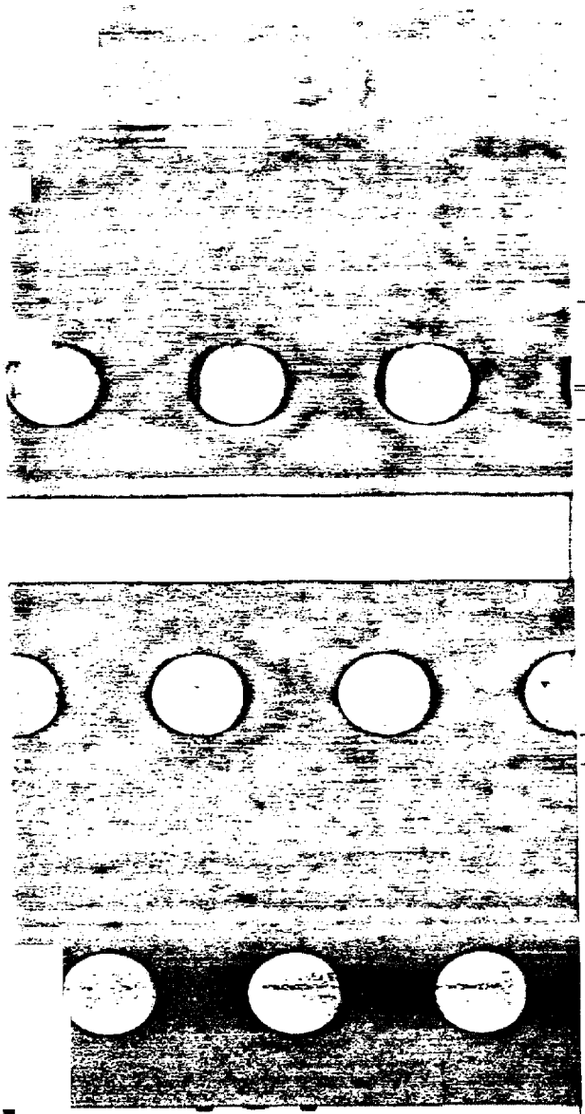
Thence, along said curve a length of 43.82 feet to a point on the aforementioned northerly right-of-way of Couchville Pike;

Thence, with said right-of-way, along a curve having a radius of 1,337.12 and a chord bearing N 56°-24'-10" W - 276.55 feet, a length of 277.05 feet to a point of tangency;

Thence, along a right-of-way tangent, N 50°-28'-01" W - 608.33 feet to the beginning of a curve having a radius of 688.53 feet and a chord bearing N 53°-20'-53" W - 69.21 feet;

Thence, along said curve a length of 69.24 feet to the point of beginning; Containing 6.74 acres, more or less.

Being the same property conveyed to Elm Hill Builders, Inc. by deed from Land Investors of Tennessee, a Tennessee general partnership, of record in Book 7354, page 321, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 7724 PAGE 540

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 1014556.00 |
| | | | CON TX | 3348.18 |
| | | | PRFEE | 0.50 |
| | | | WDEED | 9.00 |
| | | | TOTAL | 3357.68 |
| | | | CHECK | 3357.68 |
| 12/12/88 | | 01 | 08:12 0001 | 6056 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92375

IDENTIFICATION REFERENCE

Dec 12 8 11 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162248