Box
38
CLR

This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 7980 PAGE 862

Address New Owner(s):
L. Gary Waller and wife,
Nancy R. Waller
Suite 200
215 Jamestown Park Rd
Brentwood, TN 37027

Send Tax Bills to:
Same

Map: 94
Parcel: 16
Field Book: 3DZ38160

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, CENTRAL-CUMBERLAND CORPORATION, a Tennessee corporation (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to L. GARY WALLER and wife, NANCY R. WALLER, (the "Grantee"), their successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property known as 1740 River Hills Drive.

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

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs 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, Grantor has executed this instrument on this 9th day of November, 1989.

CENTRAL-CUMBERLAND CORPORATION

By: Robert L. Cannon Jr.
Title: President

80856

IDENTIF. REFERENCE

Nov 9 3 54 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Robert E Cowan, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Central-Cumberland Corporation, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

Witness my hand, at office, this 9th day of November, 1989.

Stephanie J. Casey
Notary Public

My Commission Expires:

5-8-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,600,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of November, 1989.

Stephanie J. Casey
Notary Public

My Commission Expires:

5-8-91

6:JFK1106891.bb

EXHIBIT "A"

A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described in accordance with a survey by Barge, Waggoner, Sumner and Cannon dated October 26, 1989 and bearing file no. 5919-03 as follows:

Commencing at an iron pin at the intersection of the easterly margin of River Hills Drive (Omohundro Drive) and the northwesterly margin of the Nashville and Eastern Railroad Corporation line; thence along the easterly margin of River Hills Drive North 14° 30" West 479.00 feet to a point; thence continuing along the easterly margin of River Hills Drive along a curve to the left having a radius of 306.50 feet 256.62 feet to a point; thence leaving the margin of River Hills Drive North 15° 34" West 437.91 feet to a point on the Cumberland River; thence North 48° 45" East 150.00 feet to a point; thence South 80° 00" East 120.00 feet to a point; thence North 26° 00" East 25.00 feet to a point; thence North 54° 15" East 200.00 feet to a point; thence North 65° 15" East 200.00 feet to a point; thence North 79° 15" East 236.93 feet to a point; thence North 77° 24" East 118.06 feet to a point; thence North 72° 32" East 211.43 feet to a point in the westerly margin of the Nashville and Eastern Railroad Corporation; thence with the westerly margin of the Nashville and Eastern Railroad Corporation; South 21° 54" West 1,225.14 feet to a point; thence continuing along the Nashville and Eastern Railroad Corporation along a curve to right having a radius of 905.37 feet 480.04 feet to the point of beginning, containing 18.75 acres, more or less.

Being the same property conveyed to Central-Cumberland Corporation by Deed from Lillian Mai Edwards and Bessie L. Edwards of record in Book 5305, page 482, Register's Office for Davidson County, Tennessee, by Deed from Carl L. Sutton d/b/a Nashville Equipment Rental and Leasing Company and wife, Douglas Dean Sutton of record in Book 5245, page 361, said Register's Office and by Deed from Charles Kirby and wife, Maggie Cowley Kirby of record in Book 5245, page 363, said Register's Office.

W6:JFK1102891.SG

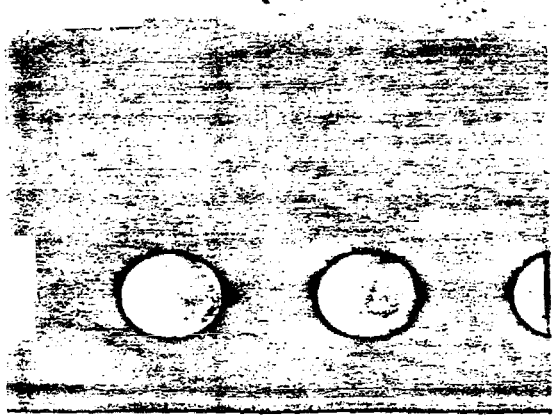
EXHIBIT "B"

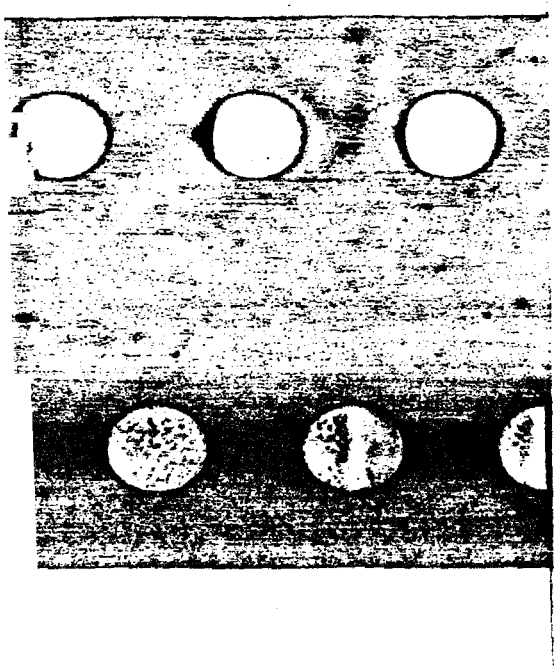
TITLE EXCEPTIONS

1. All easements, restrictions, covenants and agreements of record.

2. All items shown on the survey prepared by Barge, Waggoner, Sumner & Cannon, dated October 26, 1989, bearing file No. 5919-03.

2994 11/09 0101 03CHECK 8593.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7980 PAGE 866

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
2600000.00
CON TX 8580.00
PRFEE 1.00
~~WRFEE 12.00~~
~~TOTAL 8593.00~~
CHECK 8593.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/09/89 01 15:54 0001 2994

80856

IDENTIF. REFERENCE

Nov 9 3 54 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 265848