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FORM NO. WD-1

FILE BOX 9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,900.00

Cathy Rinebaugh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March 1990

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7/13/91
(AFFIX SEAL)

*from unconfirmed information furnished by the parties.

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney*
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Cozine, et ux (NAME)	SAME (NAME)	Part of
4571 Dry Fork Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 39
Whites Creek, TN 37189 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 25

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, Robert E. Graves and wife, Marion Cato Graves,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Cozine and wife, Linda C. Cozine,

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:

9.93 acres, more or less, in the 14th Civil District of Davidson County, Tennessee, the description of which is attached hereto and made part hereof by this reference thereto.

This conveyance is made subject to (a) property taxes for 1990, Grantors and Grantees to pay their pro rata shares thereof when due, and (b) an easement for an electric power line affecting the extreme northerly portion of said 9.93 acres as shown on the survey referenced herein.

As part of the consideration for this deed and relative to the property described in the deed recorded in Book 6470 at page 212 in the Register's Office for said County, Grantees hereby agree to honor the terms of the Letter of Intent dated January 15, 1990, which is also attached hereto and made part hereof by this reference thereto.

12212

IDENTIF. TREFERENCE

MAR 20 1 52 PM '90

REGISTER OF DEEDS
DAVIDSON COUNTY TN.

unimproved (XX)
This is improved ( ) property, known as 4571 Dry Fork Road, Whites Creek, Tennessee 37189
(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 our hand s this 5th day of March, 1990

Robert E. Graves

Robert E. Graves

Marion Cato Graves

Marion Cato Graves

STATE OF TENNESSEE
~~XXXXXX~~ County

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Personally appeared before me, Anita C. Holt, a Notary Public in and for said County and State, the within named Robert E. Graves and wife, Marion Cato Graves

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Morgan Co., AL, ~~XXXXXXXX~~ this 5th day of March 19 90

Commission expires My Commission Expires 02/16/94

Anita C. Holt
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Robert E. Graves and wife,
Marion Cato Graves

TO
Michael L. Cozine and wife,
Linda C. Cozine

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

Description attached to Deed from Robert E. Graves and wife, Marion Cato Graves to Michael L. Cozine and wife, Linda C. Cozine dated March 5, 1990.

Land in the 14th Civil District of Davidson County, Tennessee, being part of that certain 62 acre tract conveyed to Robert E. Graves and wife by deed from Ethel Cato Johnson, et al., recorded in Book 1726 at page 608 in the Register's Office for said County, described according to a survey dated February 12, 1990, made by Woodson & Associates, Inc., as follows:

Beginning at the northwest corner of the property conveyed to Michael L. Cozine and wife by deed from Robert E. Graves and wife, recorded in Book 6470 at page 212 in said Register's Office, said corner also being located at the northerly terminous of the call "... (7) south 10° west 569 feet ..." in the last mentioned deed; thence with the most westerly line of said Cozine's property, south 10°00'00" west 569.99 feet to the southwest corner of said Cozine's property, which is located in a line between said 62 acre tract and the 66.28 acre tract which was conveyed to A. M. Carney and wife by deed from J. Warren Carney, et al., recorded in Book 4578 at page 761 in said Register's Office; thence with the last mentioned line, north 75°35'52" West 600.00 feet; thence along new lines: north 00°47'59" east 777.63 feet to a "cedar tree with cable", which is near a road, and south 61°21'46" east 762.54 feet to the point of beginning, containing 9.93 acres, more or less.

Being part of the property conveyed to Robert E. Graves and wife, Marion Cato Graves by deed from Ethel Cato Johnson, et al., recorded in Book 1726 at page 608 in said Register's Office.

Robert E. Graves

Marion Cato Graves

4092 03/20 0101 03CHECK 45.67

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Cozine PLASTERING

4802 Linbar Drive • Nashville, TN 37211 • Phone: 832-5546

Mailing Address: 4571 Dry Fork Road
Whites Creek, TN 37189

Phone Number: 615-876-3384

January 15, 1990

LETTER OF INTENT

This letter of intent is to create a contingency agreement to grant permission for a sewer pipe to cross our property, from a line between the property of Arch Carney and that owned by Michael and Linda Cozine. Such access will be for approximately 200 feet or the shortest feasible distance to land owned by Robert and Marion Graves with the following restrictions/understandings:

(1) Restore land to the original condition;
(2) Repair any damage to water lines, gas lines, and existing bridges;
(3) Minimum disturbance of stream bed. Refraining from blasting of rock beds which might end water flow; and
(4) Assurance to Michael and Linda Cozine that they will have future access to any road which may be developed by any future owner that will join the Cozine property.

The finalization of this agreement is contingent upon the signing of the purchase of an additional consecutive parcel of land up to a maximum of ten (10) acres, following the completion of a bona fide land survey of involved areas.

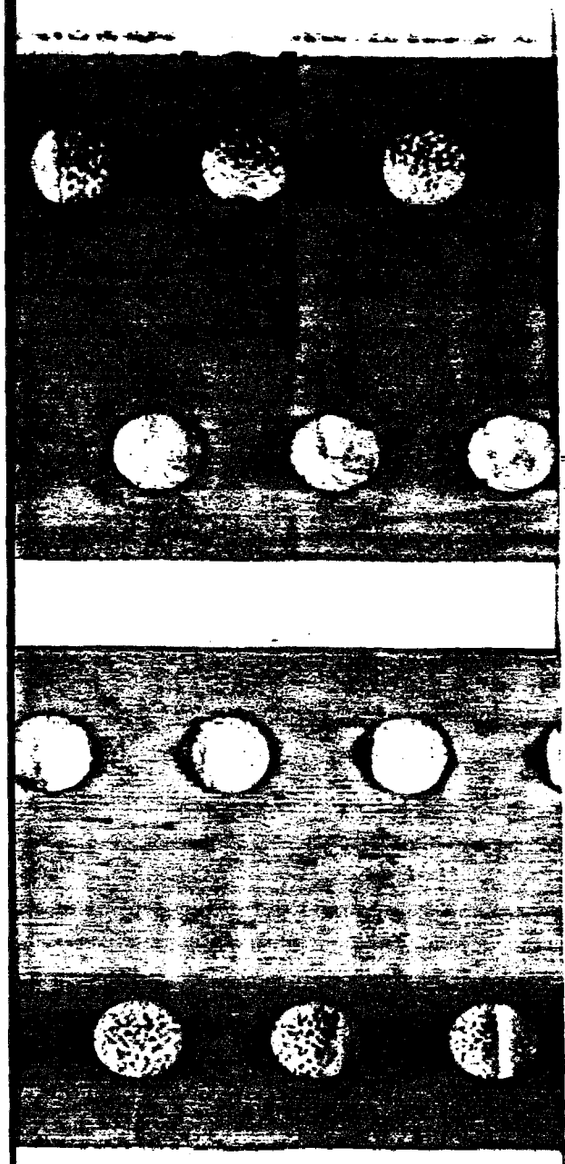
Michael L. Cozine — 1-18-90 Date

Linda C. Cozine — 1-18-90 Date

Accepted by: Robert E. Graves Date: Jan 22 · 1990

Marion C. Graves Date: Jan. 22 - 1990

MLC:ckc



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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 9900.00
				CON TX 32.67
				PRFEE 1.00
				WDEED 12.00
				TOTAL 45.67
				CHECK 45.67
			03/20/90 01	13:51 0001 4091

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2212

IDENTIF. REFERENCE

MAR 20 1 52 PM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 302536