Bk 22

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ - 0 -

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October 19 90

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee: None	MAP-PARCEL NUMBERS
Coopertown Farms Homeowners Association (NAME)	Send Tax Bills To: New Owner (NAME)	Part of Map 4
208 3rd Avenue N. Floor 4 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 3
Nashville, TN 37201-1604 (CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	Part of 14D 36100

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, Caudill Enterprises, a Tennessee Limited Partnership and Noble C. Caudill, II, Individually

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Coopertown Farms Homeowner's Association

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 ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

BEING part of the same property conveyed to Caudill Enterprises by deed from Kenneth G. Smith, Conservator for the Estate of Ivy Lucille Smith of record in Book 8114, page 913, Register's Office for Davidson County, Tennessee.

7656 10/05 0101 03CHECK 9.00

62831

IDENTIF. REFERENCE

Oct 5 9 37 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

unimproved (X)
This is improved ( ) property, know as East Road in Coopertown Farms
(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 convenant 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 my hand this 2nd day of October, 19 90

CAUDILL ENTERPRISES, A TENNESSEE LIMITED PARTNERSHIP

BY: NOBLE C. CAUDILL, II, GENERAL PARTNER

NOBLE C. CAUDILL, II, INDIVIDUALLY

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 Noble C. Caudill, II, Individually

the bargainor, with whom I am personally acquainted, * and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of October, 19 90.

Commission expires November 10, 1991

* or proved to me on the basis of satisfactory evidence.

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 _____

* or proved to be on the basis of satisfactory evidence.

Notary Public

WARRANTY DEED

FROM

Caudill Enterprises, a Tennessee Limited Partnership and Noble C. Caudill, II, Individually

TO

Coopertown Farms Homeowner's Association

J. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Noble C. Caudill, II, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a General Partner of Caudill Enterprises, the within named bargainor, a partnership and that he as such General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

Notary Public

My Commission Expires: November 10, 1991

EXHIBIT "A"

LAND in the Fourteenth Civil District of Davidson County, Tennessee, being described based on a field survey completed on September 27, 1990 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, as follows:

BEGINNING at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 0.8 mile along said right-of-way from its intersection with Whites Creek Pike, and being North 81 degrees 36 minutes 07 seconds West 296.96 feet along said right-of-way from an iron pin at its intersection with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334, page 839 in the Register's Office of Davidson County, Tennessee; Thence with said right-of-way, North 81 degrees 36 minutes 07 seconds West 100.00 feet to an iron pin; Thence leaving said right-of-way and severing the property of Noble C. Caudill, II, of record in Deed Book 8114, page 913 in said Register's Office, as follows: northeasterly an arc distance of 39.27 feet with a curve concave to the northwest and having a radius of 25.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, to an iron pin at the point of tangency; Thence North 8 degrees 23 minutes 53 seconds East 508.00 feet to an iron pin at the beginning of a curve concave to the east and having a radius of 890.00 feet; Thence with said curve, northeasterly an arc distance of 515.76 feet, through a central angle of 33 degrees 12 minutes 11 seconds, to an iron pin at the point of tangency; Thence North 41 degrees 36 minutes 04 seconds East 224.32 feet to an iron pin at the beginning of a curve concave to the west and having a radius of 355.24 feet; Thence with said curve, northerly an arc distance of 619.45 feet, through a central angle of 99 degrees 54 minutes 32 seconds, to an iron pin at the point of tangency; Thence North 58 degrees 18 minutes 28 seconds West 561.10 feet to an iron pin at the beginning of a curve concave to the south and having a radius of 50.00 feet; Thence with said curve, westerly an arc distance of 36.14 feet, through a central angle of 41 degrees 24 minutes 35 seconds, to an iron pin at the beginning of a cul-de-sac curve concave to the southeast and having a radius of 50.00 feet; Thence with said curve to the right, an arc distance of 229.35 feet, through a central angle of 262 degrees 48 minutes 57 seconds, to an iron pin at the beginning of a curve concave to the northeast and having a radius of 50.00 feet; Thence with said curve, southeasterly an arc distance of 36.14 feet, through a central angle of 41 degrees 24 minutes 35 seconds, to an iron pin at the point of tangency; Thence South 58 degrees 18 minutes 28 seconds East 561.10 feet to an iron pin at the beginning of a curve concave to the west and having a radius of 405.24 feet; Thence with said curve southerly an arc distance of 706.64 feet, through a central angle of 99 degrees 54 minutes 32 seconds, to an iron pin at the point of tangency; Thence South 41 degrees 36 minutes 04 seconds West 224.32 feet to an iron pin at the beginning of a curve in said right-of-way concave to the southeast and having a radius of 840.00 feet; Thence with said curve, southwesterly an arc distance of 486.78 feet, through a central angle of 33 degrees 12 minutes 11 seconds, to an iron pin at the point of tangency; Thence South 8 degrees 23 minutes 53 seconds West 508.00 feet to an iron pin at the beginning of a curve concave to the northeast and having a radius of 25.00 feet; Thence with said curve, southeasterly an arc distance of 39.27 feet, through a central angle of 90 degrees 00 minutes 00 seconds, to the BEGINNING containing 3.05 acres.