| Address New Owner as follows: | Send tax bills to: | Map-Parcel: |
|---|---|---|
| Scott Top Soil & Excavating<br>P.O. Box 38,<br>Thompson Station, TN 37179 | Same | 69-28 |

**WARRANTY DEED**

**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, **ROY L. SCOTT,** hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **SCOTT TOP SOIL & EXCAVATING, INC.**, a Tennessee corporation, hereinafter called Grantee, Grantee's successors and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

Beginning at a point on the northerly margin of Hydes Ferry Pike said point being 175 feet easterly along the said margin of said pike from the intersection of said margin of said pike with the center line of Hydesdale Lane thence North 28° 6' East 155.3 feet to a concrete monument; thence North 61° 25' East 85.57 feet to a concrete monument; thence North 26° 34' East 340.0 feet; thence North 31° 15' East 175.71 feet to a concrete monument; thence North 45° 25' East 139.31 feet to a concrete monument; thence North 76° 14' East 567.0 feet to a concrete monument; thence North 12° 49' East 108.4 feet to a concrete monument, thence North 65° 45' East 160.0 feet to a point; thence South 24° 15' East 7.0 feet to a point; thence North 65° 45' East 235.4 feet to a concrete monument; thence South 35° 41' East 87.08 feet to a concrete monument; thence South 42° 41' East 156.0 feet to the center of Drakes Branch and with the meanders of said creek 855 feet more or less to the intersection of the center line of Drakes Branch with the center line of Whites Creek and with the meanders of said creek 1560 feet more or less to the intersection of the center line of said creek with the northerly margin of Hydes Ferry Pike; thence North 53° 43' West 145 feet more or less to a concrete monument; thence with the northerly margin of said pike in a westerly direction around a curve having a radius of 6411.25, 714.27 feet to a point; thence South 29° 54' West 10.0 feet to a point; thence 231 feet more or less to a concrete monument being the point of beginning and containing 32.5 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE, IS THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

A tract or parcel of land lying in the old 13th Civil District of Davidson County, Tennessee, lying on the easterly side of the center line of Drakes Branch and bound at all other points by the lands of L.E. Smith, containing one acre, more or less. This property being the same property conveyed to L.E. Smith by deed from H.H. Chitwood and H.H. Chitwood, Trustee, of record in Book 4432, page 282, in the Register's Office for said County.

EXCLUDED FROM THE ABOVE DESCRIPTION, BUT SPECIFICALLY INCLUDED IN THIS CONVEYANCE IS THE FOLLOWING PROPERTY, TO-WIT:

A small strip of land lying in the Old 13th Civil District of Davidson County, Tennessee, bordered and bound on the east by the center line of Drakes Branch Road. A full description of said lands being of record in Book 4100, page 354, said Register's Office, which tract herein conveyed contains 1000 square feet, more or less.

Being the same property conveyed to Roy L. Scott and wife, Annie Lou Scott, by Warranty Deed from John W. Holt and wife, Mary Jewell Holt of record in Book 6428, page 441, Register's Office for Davidson County, Tennessee. Annie Lou Scott deceased on November 19, 1990, leaving Roy L. Scott as sole owner of the described property.

Land in the 13th Civil District of Davidson County, Tennessee being one half acre more or less boun on the westerly side by Whites Creek and lying 100 feet more or less North of Hydes Ferry Pike.

Being the same property conveyed to Roy L. Scott and wife, Annie Lou Scott by Quitclaim Deed from John W. Holt and wife, Mary Jewell Holt of record in Book 6428, page 446, Register's Office for Davidson County, Tennessee. Annie Lou Scott deceased on November 19, 1990, leaving Roy L. Scott as sole owner of the described property.

**TO HAVE AND TO HOLD** the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's successors, representatives and assigns forever.

**AND GRANTOR COVENANTS** with the said Grantee that he is lawfully seized and possessed of said property, that he has a good right to convey it, and that the same is unencumbered except for those matters set forth in Book 6428, page 441, said Register's Office, and any other matters of record in the Register's Office for Davidson County, Tennessee, to all of which this conveyance is made subject.

**AND GRANTOR** further covenants and binds himself, his heirs, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 11th day of December, 1990.

ROY L. SCOTT

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 **ROY L. SCOTT**, 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, on this 11th day of December, 1990.

NOTARY PUBLIC

My commission expires: 11-2-92

0428 12/19 3101 03:04PM CHECK 43.00

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

AFFIANT

Sworn to and subscribed before me this 19 day of December, 1990.

NOTARY PUBLIC

My commission expires: 9-26-92

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

DEC 19 3 40 PM '90
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

8U492

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

**BOOK 8260 PAGE 146**

| | | |
|---|---|---|
| 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 10000.00
CON TX 33.00
PRFEE 1.00
WDEED 9.00
TOTAL 43.00
CHECK 43.00

12/19/90 01 09:39 0001 0426

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8U492

IDENTIF. REFERENCE

DEC 19 9 10 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

**No. 382830**