BOOK 8735 PAGE 169

47705

THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027

IDENTIFICATION REFERENCE

SEP 22 1 44 PM '92

DAVIDSON COUNTY TN

GENERAL WARRANTY DEED

(Map 64, Parcel 600, Cheatham County, TN)
(Map 55, Parcel 50, Davidson County, TN)

: Address New Owner(s)	:Send Tax Bills To	3857 09/22 0101 03CHECK 368.50
: Thomas E. Rogers, Jr., etux	SAME	
: 4762 Old Hickory Blvd.		
: Nashville, Tennessee 37218		
:		
:		
:		

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, VILLAGE TERRACE INVESTORS, a Tennessee general partnership whose partners are BOB PARKS, MELVIN R. ADAMS, KNOX RIDLEY and SAM RIDLEY ("Grantor"), has this day bargained and sold and by these presents does transfer and convey unto THOMAS E. ROGERS, JR. and wife, CYNTHIA L. ROGERS ("Grantee"), their heirs, successors, and assigns a certain tract or parcel of real property in Davidson County, Tennessee, and Cheatham County, Tennessee, described as follows:

TRACT NO. 1: Land in Cheatham County, Tennessee, BEGINNING at an iron pin in the southerly margin of the railroad right of way, at the northeast corner of the Guy M. Owen property; thence along his line and along a fence, South 9 degrees 57' 10" West 960 feet to an iron pin in the northerly boundary of the U.S.A. Tract No. G-706-2, of the Cheatham Lock and Dam project; thence with the same, North 84 degrees 32' 50" West 1180.57 feet to an iron pin; thence along said Dam property and along a fence, North 5 degrees 24' 16" East 396.79 feet to a point; thence South 75 degrees 05' 44" East 850 feet to an iron pin; thence South 38 degrees 54' 16" East 150 feet to an iron pin; thence North 51 degrees 05' 44" West 210 feet to an iron pin; thence North 32 degrees 54' 16" East 577.70 feet to an iron pin in the southerly right of way of the railroad; thence with the same, South 72 degrees 07' 38" East 249.81 feet to the point of beginning, containing 13.43 acres, more or less.

TRACT NO. 2: Land in Cheatham County, Tennessee, BEGINNING at an iron pin in the southerly boundary of the railroad right of way, at the corner of the property conveyed to U.S.A. for Cheatham Lock and Dam project, being Tract No. G-706-1; thence with said Dam project, South 54 degrees 54' 16" West 355 feet to an iron pin; thence North 50 degrees 05' 44" West 440 feet to an iron pin; thence North 80 degrees 14' 27" West 184.04 feet to a 12-inch hackberry; thence North 13 degrees 04' 59" East 164.90 feet to an iron pin in the southerly boundary of the railroad right of way; thence with the same, South 72 degrees 07' 38" East 477.50 feet to an iron pin; thence South 17 degrees 59' 57" West 20 feet to an iron pin; thence South 70 degrees 07' 38" East 340.19 feet to the point of beginning, containing 3.36 acres, more or less.

TRACT NO. 3: Land in the 13th Civil District of Davidson County, Tennessee,

BEGINNING in the center of Old Hydes' Ferry Pike, the northwest corner of said tract in Talley's east line; thence with the center of said Pike, South 65-1/2 degrees East 27 poles to Oglesby's northwest corner; thence with his west line, South 8-1/2 degrees West 57 poles to low water mark on Cumberland River; thence down said River, south 85-1/4 degrees West 27 poles to said Talley's southeast corner, a sycamore; thence with said Talley's line, North 8-1/2 degrees East 71.6 poles to the beginning, containing approximately 10-1/2 acres, more or less.

BEING the same property conveyed to VILLAGE TERRACE INVESTORS, a Tennessee general partnership by Substitute Trustee's Deed from David W. Kious, Substitute Trustee of record in Book _____, page _____ Register's office for Cheatham County, Tennessee and of record in Book 8735, page 160 Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but EXCLUDED from this conveyance, is the right of way to the Tennessee Central Railroad.

This conveyance is subject to an easement for the flow of Bull Run Creek, an easement conveyed to U.S.A. by Rufus W. Pafford and wife, of record in Book 2139, page 465, Register's office for Davidson County, Tennessee, being Tracts Nos. G-706-1 and G-706-2 in connection with the Cheatham Lock and Dam Project on the Cumberland River, and subject to an unrecorded agreement for the right of way for ingress and egress between Tennessee Central Railroad and Rufus W. Pafford et al.

This conveyance is also subject to a flowage easement in connection with operations of Cheatham Lock and Dam Project as more particularly described in the cause of United States of America vs. Morgan White, et al., Civil Action No. 1703, U.S. District Court for the Middle District of Tennessee, a certified copy of which is of record in Book 2156, page 507, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to (1) current real property taxes not delinquent, which have been prorated and will be paid by Grantee, (2) this conveyance is made subject to the provisions and requirements of the Declaration of Easements and Restrictive Covenants for Riverside recorded in Book 7185, page 619 and Book 7405, page 780, Register's office for Davidson County, Tennsesee, and (3) matters set forth on the Plat of Riverside of record in Book 6900, page 492, Register's office for Davidson County, Tennessee.

The three tracts of land described above and conveyed by this instrument are intended to contain 28 acres, more or less, and being parcels on Davidson County, Tax Map as Map 55, Parcel 50, and Cheatham County Tax Map as Map 64, Parcel 6.00.

This is _____ property known as _____.

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. Whenever used, the singular number 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 or has caused this instrument to be executed on this 21st day of September, 1992.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

VILLAGE TERRACE INVESTORS,
a Tennessee general partnership

BY: _____
Bob Parks, general partner

BY: _____
Melvin R. Adams, general partner

BY: _____
Knox Ridley, general partner

BY: _____
Sam Ridley, general partner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bob Parks with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be a general partner of the Village Terrace Investors the within named bargainor, a partnership, and that he as such general partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Bob Parks as such general partner.

Witness my hand and official seal at office at Murfreesboro, Tennessee on this the 21st day of September, 1992.

_____
Notary Public

My Commission expires: 03-13-96

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Melvin R. Adams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be a general partner of the Village Terrace Investors the within named bargainor, a partnership, and that he as such general partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Melvin R. Adams as such general partner.

Witness my hand and official seal at office at Murfreesboro, Tennessee on this the 18th day of September, 1992.

_____
Notary Public

My Commission expires: 03-13-96

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Knox Ridley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be a general partner of the Village Terrace Investors the within named bargainor, a partnership, and that he as such general partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Knox Ridley as such general partner.

Witness my hand and official seal at office at Smyrna, Tennessee on this the 17th day of September, 1992.

Notary Public

My Commission expires: 03-13-96

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Sam Ridley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be a general partner of the Village Terrace Investors the within named bargainor, a partnership, and that he as such general partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Sam Ridley as such general partner.

Witness my hand and official seal at office at Smyrna Tennessee on this the 17th day of September, 1992

Notary Public

My Commission expires: 03-13-96

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $95,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of September 1992.

Notary Public

My commission expires: 03-13-96

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8735 PAGE 173

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	95000.00
			CON TX	351.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	368.50
			CHECK	368.50

09/22/92 01 13:44 0001 8857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47705

IDENTIFICATION REFERENCE

SEP 22 1 44 PM '92

DAVIDSON COUNTY, TN

No. 572478