STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me, this 1 day of November, 1993.

Notary Public

My Commission Expires: 3-26-94

This instrument prepared by:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN
P. O. Box 198888
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-8888

Address new owner as follows:
Joseph V. Russell and wife,
Anne L. Russell
1218 Chickering Road
Belle Meade, TN 37205

Send Tax Bills to:
SAME

Map-Parcel Numbers
130-14-013
BM 09745

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. W. WARNER, III and wife, JOYCE WALNE WARNER** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOSEPH V. RUSSELL and wife, ANNE L. RUSSELL** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on the attached Exhibit A.

This conveyance is made subject to easement for flow of creek and easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of record in Book 6099, page 349, Register's Office for sasid County.

This is improved property known as 1218 Chickering Road, Belle Meade, TN 37205.

**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 they do covenant with the said Grantees that they 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 do further covenant and bind themselves, their 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 hands this 1st day of November, 1993.

J. W. Warner, III

Joyce Walne Warner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. W. WARNER, III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 1993.

Notary Public

My Commission Expires: 1/27/96

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOYCE WALNE WARNER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November 1993.

Notary Public

My Commission Expires: 1/27/96

**EXHIBIT A**

**TRACT I**

(Metro Map Parcel 130-14-0 013.00 consisting of 8.63 acres more or less) Being a tract of land in the Seventh, formerly the Eleventh civil district of Davidson County, being parts of blocks "H and I" on the map of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, surveyor, May 22, 1940, as follows:

Beginning at a spike in Belle Meade Pike (now Chickering Road) at a point opposite the northwest corner of the property conveyed to Cornelia Folk Stevens by deed from Edwin Warner and wife, of record in Book 1082, page 182, said Register's Office; thence with the center of said pike north 16 degrees, 15' east 311.7 feet to another spike; thence north 89 degrees, 15' east 1867 feet to a stake; thence south 3-1/2 degrees west, 433.5 feet to a stake at the northeast corner of said Stevens' property; thence with said Stevens' northerly line, north 86 degrees, 30' west, 1878 feet to the beginning, containing 15.99 acres, more or less.

Being part of the property conveyed to Edwin Warner by deed from the Guaranty Title Trust Company of record in Book 980, page 482, said Register's Office, and special reference is hereby made to the restrictive covenants made therein.

And being the same property conveyed to J.W. Warner, Jr. and wife, Kate Badger Warner, by deed of record in Book 1148, page 201, Register's Office of Davidson County, Tennessee, and being the same property conveyed to Grantor by holographic codicil to the Last Will and Testament of Kate Badger Warner recorded in Will Book 114, page 17, Office of the Clerk of the County Court of Davidson County, Tennessee, a certified copy of same having been recorded in Book 5723, pages 602-605, inclusive, of said Register's Office;

**INCLUDED** in the tract hereinabove described, but **EXCLUDED** from this conveyance is that tract described in a certain conveyance made by Grantor and his sister, Ellen Warner Hudson, as tenants in common in equal shares, to Belle Meade Properties, II, said deed being dated 10 August, 1982, and the property therein conveyed being described as follows:

Land in Davidson County, Tennessee, being part of Tract II on a plan of resubdivision of parts of Block "H and I" on a plan of Belle Meade, No. 2, page 51, R.O.D.C., said resubdivision plan being of record in Book 4675, page 123, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by Miller/Wihry/Lee, Inc. on August 2, 1982, as follows:

Beginning at a point, said point being south 04 degrees, 20' 55" west a distance of 433.21 feet from a corner post, said corner post being the southeasterly corner of Belle Meade Block II, Section X of record in Book 2900, page 112, R.O.D.C.; said point of beginning also being the southeast corner of a tract conveyed to Gus D. Kuhn, Jr., and wife, Barbara J. Kuhn, by deed of record in Book 4727, page 715, R.O.D.C.; thence south 04 degrees, 20' 55" west a distance of 433.21 feet to a point, being the northeasterly corner of a tract conveyed to Cornelia Folk Stevens by deed of record in Book 1082, page 182; thence with the northerly line of said Stevens' property, north 85 degrees, 12' 9" west a distance of 740.00 feet to a point; thence on a new line north 04 degrees, 34' 1" east a distance of 380.73 feet to a point in southerly line of said Kuhn property; thence south 89 degrees 16' 7" east a distance of 740 feet to a point of beginning containing 6.9 acres, more or less.

Being part of the property conveyed to J.W. Warner, III, and Ellen Warner Hudson, as tenants in common, in equal shares by deed from Kate Badger Warner, surviving widow of J. W. Warner, Jr., who died May 8, 1968, of record in Book 4833, page 621, R.O.D.C.; and

**TRACT II**

(Metro Parcel No. 130-14-0 041.00)
Being a certain tract of land containing .11 acres, more or less, and described according to a survey made by David B. Smith, Tennessee No. 1409, dated 23 September, 1982, and recorded in Book 5200, page 452, Register's Office of Davidson County, Tennessee, designated as Parcel No. N08-Not A Building Site, on the subdivision plat for Town Properties, Inc., known as Chancery South, and shown on said survey and described as follows:

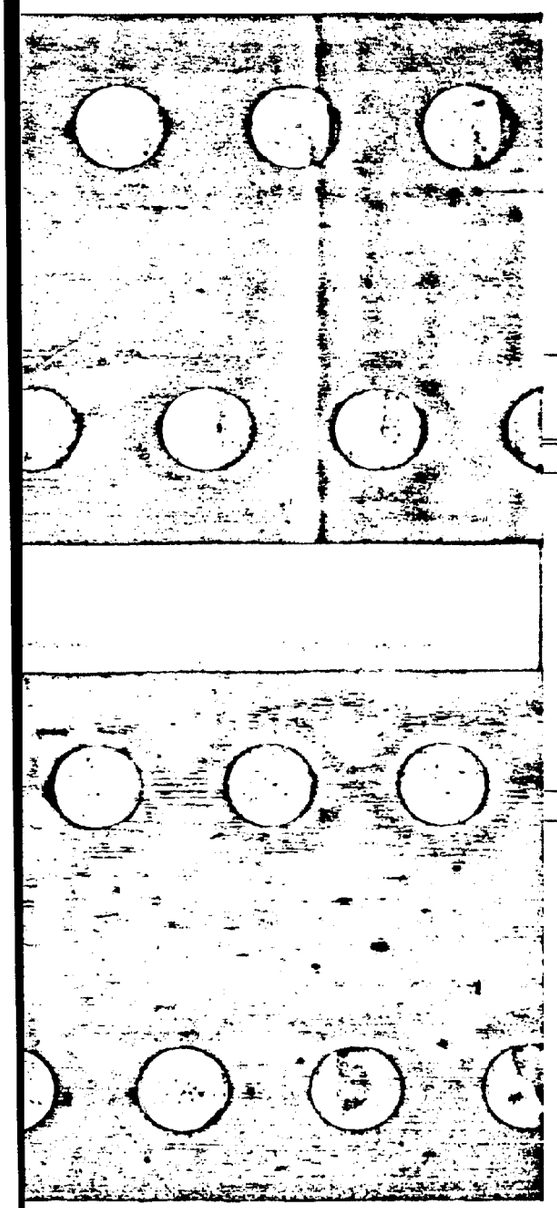
Beginning at a point marked by an iron pin in the north boundary of the property of Cornelia Folk Stevens as same is described by deed of record in Book 1082, page 182, R.O.D.C., being the southeast corner of the property herein conveyed, and running from said point, in said line, the south line of the tract herein conveyed, north 85 degrees, 5′ 32″ west 10 feet to a point, also marked by an iron pin; thence north 4 degrees, 39′ 19″ east, 381.66 feet more or less to a new iron pin; thence south 89 degrees, 9′ 2″ east, 10 feet to a new iron pin, the northeast corner of the property herein conveyed, and located in the south boundary of Gus D. Kuhn, Jr.; thence south in a line parallel to the western boundary of the tract herein conveyed 96.66 feet more or less to a point, thence continuing with said line 285 feet more or less to the point of beginning.

Being the remaining portion of the property conveyed by Kate Badger Warner to J.W. Warner, III, and Ellen Warner Hudson by deed of record in Book 4833, page 621, Register's Office of Davidson County, Tennessee and to Joyce Walne Warner as tenants by the entirety from J. W. Warner, III, of record at Book 6332, page 154, Register's Office for said County.

81049
IDENTIF. & REFERENCE

88 NOV -2 PM 3:41

3263 11/02 0101 03CHECK 3976.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9137 PAGE 365

| | | |
|---|---|---|
| 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 1070000.00 |
| | | | | CON TX 3959.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 16.00 |
| | | | | TOTAL 3976.00 |
| | | | | CHECK 3976.00 |
| 11/02/93 | 01 | | | 15:42 0001 3263 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

81049

IDENTIF. & REFERENCE

93 NOV -2 PM 3:41

REGISTER

DAVIDSON CO. TENN.

No. 717110