FILE BOX 38
FIRST TITLE AND ESCROW COMPANY, INC.

WARRANTY DEED

BOOK 9193 PAGE 450

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
C 11 Paddock 229 Ward Circle
Brentwood, Tennessee 37027

No. 12160

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY E. FAIRCHILD (NAME)	new owner (NAME)	168 / 145
2306 CASTLEMAN DRIVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	168 / 146
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	168 / 147

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, W. C. ADAMS AND WIFE, ANN S. ADAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY E. FAIRCHILD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Any leases affecting all or any portion of the above described property are hereby assigned to Grantee.

6383 12/20 0101 03CHECK 934.30

99905

IDENTIFICATION

93 DEC 20 PM 3:43

REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 9360 & 9352 Hester Beasley Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of December, 19 93.

W. C. Adams

W. C. ADAMS

Ann S. Adams

ANN S. ADAMS By W. C. Adams, Attorney-in-Fact

By W. C. Adams

by Power of Attorney recorded ~~simultaneously~~ herewith.

STATE OF TENNESSEE
COUNTY OF Williamson BOOK 9193 PAGE 451

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. C. ADAMS

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 16th day of December, 19 93.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. C. Adams, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for the said Ann S. Adams, and is authorized by the said Ann S. Adams to execute this instrument on her behalf.

Witness my hand, at Office, this 16th day of December, 1993.

My Commission Expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 19 93

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM W. C. ADAMS AND WIFE, ANN S. ~~ADAMS~~

TO MARY E. FAIRCHILD

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

Land in Davidson County, Tennessee, being a tract (formerly three tracts) of land described according to a survey of Robert J. Morris, dated November 29, 1986 and described as follows, to wit:

Beginning at a point in the center of the South Harpeth River at the point where the Right-of-way for the State Highway No. 100 intersects with the South Harpeth River, this being the point of beginning. Thence, from the point of beginning, along the easterly margin of the right-of-way of State Highway No. 100 North 33 deg. 56 min. 16 sec. east 452.30 feet to a point; thence south 56 deg. 03 min. 44 sec. west 7.00 feet to a point; thence north 33 deg. 56 min. 16 sec. east 11.97 feet to a point in the westerly margin of Hester Beasley Road south 22 deg. 23 min. 04 sec. east 151.18 feet to a point; thence continuing along the westerly or southerly margin of Hester Beasley Road as it curves 658.31 feet to a point; thence with the said margin of Hester Beasley Road south 84 deg. 24 min. 04 sec. east 376.27 feet to a point; thence with the said margin of Hester Beasley Road as it curves 389.99 feet to a point at an iron pin; thence, leaving Hester Beasley Road with Hamblin's westerly line, south 25 deg. 00 min. east 746.27 feet to an iron pin; thence south 21 deg. 30 min. east 385.00 feet to an iron pin; thence south 52 deg. 00 min. east 200 feet to an iron pin; thence south 19 deg. 02 min. 06 sec. east 687.0 feet to an old iron pin; thence south 36 deg. 49 min. east 215.06 feet to an iron pin in the westerly margin of Morrison; thence with Morrison south 0 deg. 03. min. 13 sec. west 819.76 feet to an iron pin in a rock pile at the top of a hill; thence south 51 deg. 56 min. 20 sec. west 131.97 feet to a point at an iron pin; thence south 43 deg. 04 min. 55 sec. west 234.00 feet to an iron pin at the corner of Groves and Morrison; thence with Groves north 13 deg. 08 min. 45 sec. west 434.29 feet to a point; thence north 5 deg. 12 min. 45 sec. west 285.67 feet to a point, said point being at an iron pin on an island in the center of the South Harpeth River; thence with the center of the South Harpeth River as it flows, in a generally northerly and northwesterly direction a distance of 3,809.61 feet to the point of beginning. (The center of the South Harpeth River meanders and is subject to accretion. The calls for the meandering of the South Harpeth River in the distance of 3,809.61 feet are, as per the survey of Robert J. Morris on November 29, 1986, as follows: from the point at the iron pin on an island in the center of the South Harpeth River, as above stated, north 17 deg. 37 min. 20 sec. east 270.18 feet to a point thence north 13 deg. 11 min. 43 sec. west 281.92 feet to a point; thence north 38 deg. 53 min. 14 sec. west 294.61 feet to a point; thence north 47 deg. 13 min. 17 sec. west 334.26 feet to a point; thence north 64 deg. 02 min. 13 sec. west 982.64 feet to a point; thence north 39 deg. 59 min. 32 sec. 267.97 feet to a point; thence north 0 deg. 36 min. 04 sec. 361.18 feet to a point; thence north 13 deg. 33 min. 40 sec. west 339.51 feet to a point; thence north 56 deg. 26 min. 40 sec. west 392.14 feet to a point; thence north 67 deg. 05 min. west 285.20 feet to a point, being the point of beginning, containing 51.14 acres, more or less.

Being the same property conveyed to W. C. Adams and wife, Ann S. Adams by deed from Blanche M. Whitsitt, a widow and J. M. Whitsitt, III and wife, Miriam Dianne Whitsitt of record in Book 7065, page 193, said Register's Office.

EXHIBIT "A"

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

RECEIVED OF _____

FOR _____

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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 249000.00
CON TX 921.30
PRFEE 1.00
MDEED 12.00
TOTAL 934.30
CHECK 934.30

12/20/93 01 15:44 0001 6383

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98905
IDENTIFICATION REFERENCE

93 DEC 20 PM 3:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 736359