STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ - 0 -

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 19 94

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS
SUITE 200, ARENA PLACE, 2001 CHARLOTTE AVENUE, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: NONE	MAP-PARCEL NUMBERS
COOPERTOWN FARMS HOMEOWNER'S	SEND TAX BILLS TO: NEW OWNER	PART OF MAP 4
(NAME) ASSOCIATION	(NAME)	
208 3RD AVENUE N., FLOOR 4		PARCEL 3
(ADDRESS)	(ADDRESS)	PART OF
NASHVILLE, TN 37201-1604		14D-36100
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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.

94 FEB 25 PM 1:32

21268

IDENTIFICATION REFERENCE

9387 02/25 0101 03CHECK 16.00

unimproved (XX)
This is improved ( ) property, known as _____ (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 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. 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 17TH day of FEBRUARY, 19 94

CAUDILL ENTERPRISES, A TENNESSEE LIMITED PARTNERSHIP

BY: _____
NOBLE C. CAUDILL, II, GENERAL PARTNER

_____
NOBLE C. CAUDILL, II, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF

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 or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 17TH day of FEBRUARY, 19 94.

Commission expires 11/25/95

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____

_____
Notary Public

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.

My Commission Expires: 11/25/95

_____
NOTARY PUBLIC

WARRANTY DEED

FROM

CAUDILL ENTERPRISES, A TENNESSEE LIMITED PARTNERSHIP AND NOBLE C. CAUDILL, II, INDIVIDUALLY

TO

COOPERTOWN FARMS HOMEOWNER'S ASSOCIATION

RETURN TO:

FIRST R.O.W.

EXHIBIT "A"

BOOK 9259 PAGE 334

BOUNDARY DESCRIPTION
Easement for Ingress/Egress, Drainage and Utilities
Fourteenth Civil District - Davidson County, Tennessee
Property Map 4 Part of Parcel 3
Noble C. Caudill II - Owner
Deed Book 8114 Page 913 R.O.D.C., TN
Containing 3.36 Acres

To find the point of beginning, start at the intersection of the northerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5634 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 396.96 feet to the POINT OF BEGINNING; Thence, severing the property of Noble C. Caudill II, of record in Deed Book 8114 page 913 in said Register's Office, with a turn-in curve to the easterly margin of a 50 foot wide Easement for Ingress/Egress, Drainage and Utilities, concave to the northeast and having a radius of 25.00 feet, northwesterly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, continuing with said margin, North 8 degrees 23 minutes 53 seconds East 508.00 feet to the beginning of a curve in said margin concave to the southeast and having a radius of 840.00 feet; Thence, with said curve, northerly an arc distance of 636.78 feet through a central angle of 43 degrees 26 minutes 04 seconds to the point of tangency; Thence, with said margin, North 51 degrees 49 minutes 57 seconds East 62.18 feet to the beginning of a curve in said margin concave to the northwest and having a radius of 366.65 feet; Thence, with said curve northerly an arc distance of 704.82 feet through a central angle of 110 degrees 08 minutes 29 seconds to the point of tangency; Thence, with said margin, North 58 degrees 18 minutes 28 seconds West 837.70 feet to the beginning of a turn-in curve to the terminus of said easement concave to the northeast and having a radius of 50.00 feet; Thence, with said curve northwesterly an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 35 seconds to the point of tangency; Thence, with the terminus of said easement, an arc distance of 229.35 feet through a central angle to the left of 262 degrees 49 minutes 09 seconds to the beginning of a turn-in curve to the westerly margin of said easement concave to the south 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 the point of tangency; Thence, with said westerly margin of said easement, South 58 degrees 18 minutes 28 seconds East 837.70 feet to the beginning of a curve in said margin concave to the southwest and having a radius of 316.65 feet; Thence, with said curve, southeasterly an arc distance of 608.70 feet through a central angle of 110 degrees 08 minutes 29 seconds to the point of tangency; Thence, with said margin, South 51 degrees 49 seconds 57 seconds West 62.18 feet to the beginning of a curve in said margin concave to the southeast and having a radius of 890.00

RECORDERS MEMO
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feet; Thence, with said curve, southerly an arc distance of 674.69 feet through a central angle of 43 degrees 26 minutes 04 seconds to the point of tangency; Thence, with said margin South 8 degrees 20 minutes 53 seconds West 508.00 feet to the beginning of a turn-in curve to said northerly right-of-way of Coopertown Road concave to the northwest and having a radius of 25.00 feet; Thence, with said curve, southerly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, with said northerly right-of-way of Coopertown Road, South 81 degrees 36 minutes 07 seconds East 100.00 feet to the BEGINNING containing 3.34 acres.

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.

RECORDERS MEMO
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