BOOK 9259 PAGE 336

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.

1994 02/25 0101 OSCHECK 14.00

21269

IDENTIFICATION REFERENCE

RECEIVED FOR RECORD
1994 FEB 25 PM 1:33
DAVIDSON COUNTY, TENN.
REGISTER

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

PHILLIP JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

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

TO

COOPERTOWN FARMS HOMEOWNER'S ASSOCIATION

RETURN TO:

West R.O.W.

EXHIBIT "A"

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 2.20 Acres

To find the point of beginning, start at the intersection of the northerly right-of-way (25 feet from the centerline) of Cooperstown Road with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334 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 687.32 feet to the beginning of curve in said right-of way concave to the south and having a radius of 743.66 feet; Thence, with said curve and right-of-way, westerly an arc distance of 345.48 feet through a central angle of 26 degrees 37 minutes 03 seconds to the point of tangency; Thence, with said right-of-way, South 71 degrees 46 minutes 50 seconds West 43.50 feet to the beginning of a curve in said right-of-way concave to the southeast and having a radius of 706.13 feet; Thence, with said curve and right-of-way, southwesterly an arc distance of 16.67 feet through a central angle of 1 degree 21 minutes 10 seconds to 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 37.56 feet through a central angle of 86 degrees 04 minutes 43 seconds to the point of tangency; Thence, continuing with said margin, North 23 degrees 29 minutes 36 seconds West 175.37 feet to the beginning of a curve in said margin concave to the east and having a radius of 2108.22 feet; Thence, with said curve, northerly an arc distance of 394.16 feet through a central angle of 10 degrees 42 minutes 44 seconds to the point of tangency; Thence, with said margin, North 12 degrees 46 minutes 53 seconds West 200.19 feet to the beginning of a curve in said margin concave to the east and having a radius of 1195.64 feet; Thence, with said curve northerly an arc distance of 331.21 feet through a central angle of 15 degrees 52 minutes 18 seconds to the beginning of a curve in said right-of-way concave to the west and having a radius of 380.90 feet; Thence, with said curve northerly an arc distance of 289.43 feet through a central angle of 43 degrees 32 minutes 17 seconds to the point of tangency; Thence, with said margin north 40 degrees 26 minutes 57 seconds West 327.78 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

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of a turn-in curve to the westerly margin of said easement concave to the southwest 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 40 degrees 26 minutes 57 seconds East 327.78 feet to the beginning of a curve in said margin concave to the southwest and having a radius of 330.90 feet; Thence, with said curve, southeasterly an arc distance of 251.44 feet through a central angle of 43 degrees 32 minutes 21 seconds to the beginning of a curve in said margin concave to the east and having a radius of 1245.64 feet; Thence, with said curve southerly an arc distance of 345.06 feet through a central angle of 15 degrees 52 minutes 18 seconds to the point of tangency; Thence, with said margin, South 12 degrees 46 seconds 53 seconds East 200.19 feet to the beginning of a curve in said margin concave to the east and having a radius of 2158.22 feet; Thence, with said curve, southerly an arc distance of 403.51 feet through a central angle of 10 degrees 42 minutes 44 seconds to the point of tangency; Thence, with said margin, South 23 degrees 29 minutes 36 seconds East 175.32 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 37.56 feet through a central angle of 86 degrees 04 minutes 43 seconds to the point of tangency in said northerly right-of-way of Coopertown Road; Thence, with a curve in said right-of-way concave to the southeast and having a radius of 706.13 feet, easterly an arc distance of 96.66 feet through a central angle of 7 degrees 50 minutes 34 seconds to the BEGINNING containing 2.20 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.

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