Book 92

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 November
(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: | XXXXXXXXXXXX MORTGAGEE: NONE | MAP-PARCEL NUMBERS |
|---|---|---|
| CAUDILL ENTERPRISES | SEND TAX BILLS TO: NEW OWNER | PART OF MAP 4 |
| (NAME) | (NAME) | |
| 208 3rd Avenue N., Floor 4 | | PARCEL 3 |
| (ADDRESS) | (ADDRESS) | PART OF 14D-36100 |
| Nashville, TN 37201-1604 | | |
| (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, COOPERTOWN FARMS HOMEOWNER'S ASSOCIATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAUDILL ENTERPRISES, A TENNESSEE LIMITED PARTNERSHIP AND NOBLE C. CAUDILL, II, INDIVIDUALLY

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 the same property conveyed to Coopertown Farms Homeowner's Association by deed from Caudill Enterprises, a Tennessee Limited Partnership and Noble C. Caudill, II, Individually, of record in Book 8211, page 341, Register's Office for Davidson County, Tennessee.

9390 02/25 0101 03CHECK
94 FEB 25 PM 1:34
21271
$.00

unimproved XXX
This is improved property, known as EAST ROAD IN COOPERTOWN FARMS
(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

COOPERTOWN FARMS HOMEOWNER'S ASSOCIATION

BY:

NOBLE C. CAUDILL, II, PRESIDENT

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STATE OF TENNESSEE
COUNTY OF

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared NOBLE C. CAUDILL, II and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT and _____ respectively of the COOPERTOWN FARMS HOMEOWNER'S ASSOCIATION the within named bargainor, and corporation, and that he as such PRESIDENT 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 NOBLE C. CAUDILL, II as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at TENNESSEE on this the 17TH day of FEBRUARY, 19 94 .

My commission expires 11/25/95

_____
Notary Public

PHILLIP JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



WARRANTY DEED

FROM

COOPERTOWN FARMS HOMEOWNER'S ASSOCIATION

TO

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

RETURN TO:

EXHIBIT "A"

LAND in the Fourteenth Civil District of Davidson County, Tennessee, being described based on a field survey completed on September 27, 1990 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, as follows:

BEGINNING at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 0.8 mile along said right-of-way from its intersection with Whites Creek Pike, and being North 81 degrees 36 minutes 07 seconds West 296.96 feet along said right-of-way from an iron pin at its intersection 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 100.00 feet to an iron pin; Thence leaving said right-of-way and severing the property of Noble C. Caudill, II, of record in Deed Book 8114, page 913 in said Register's Office, as follows: northeasterly an arc distance of 39.27 feet with a curve concave to the northwest and having a radius of 25.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, to an iron pin at the point of tangency; Thence North 8 degrees 23 minutes 53 seconds East 508.00 feet to an iron pin at the beginning of a curve concave to the east and having a radius of 890.00 feet; Thence with said curve, northeasterly an arc distance of 515.76 feet, through a central angle of 33 degrees 12 minutes 11 seconds, to an iron pin at the point of tangency; Thence North 41 degrees 36 minutes 04 seconds East 224.32 feet to an iron pin at the beginning of a curve concave to the west and having a radius of 355.24 feet; Thence with said curve, northerly an arc distance of 619.45 feet, through a central angle of 99 degrees 54 minutes 32 seconds, to an iron pin at the point of tangency; Thence North 58 degrees 18 minutes 28 seconds West 561.10 feet to an iron pin at the beginning of a curve concave to the south and having a radius of 50.00 feet; Thence with said curve, westerly an arc distance of 36.14 feet, through a central angle of 41 degrees 24 minutes 35 seconds, to an iron pin at the beginning of a cul-de-sac curve concave to the southeast and having a radius of 50.00 feet; Thence with said curve to the right, an arc distance of 229.35 feet, through a central angle of 262 degrees 48 minutes 57 seconds, to an iron pin at the beginning of a curve concave to the northeast 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 an iron pin at the point of tangency; Thence South 58 degrees 18 minutes 28 seconds East 561.10 feet to an iron pin at the beginning of a curve concave to the west and having a radius of 405.24 feet; Thence with said curve southerly an arc distance of 706.64 feet, through a central angle of 99 degrees 54 minutes 32 seconds, to an iron pin at the point of tangency; Thence South 41 degrees 36 minutes 04 seconds West 224.32 feet to an iron pin at the beginning of a curve in said right-of-way concave to the southeast and having a radius of 840.00 feet; Thence with said curve, southwesterly an arc distance of 486.78 feet, through a central angle of 33 degrees 12 minutes 11 seconds, to an iron pin at the point of tangency; Thence South 8 degrees 23 minutes 53 seconds West 508.00 feet to an iron pin at the beginning of a curve concave to the northeast and having a radius of 25.00 feet; Thence with said curve, southeasterly an arc distance of 39.27 feet, through a central angle of 90 degrees 00 minutes 00 seconds, to the BEGINNING containing 3.05 acres.

RECORDERS MEMO
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