LTIC File Number: 94-24093

BOOK 9281 PAGE 876

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH 19 94

Notary Public

~~MY COMMISSION EXPIRES~~

THIS INSTRUMENT WAS PREPARED BY
LAWYERS TITLE INSURANCE CORPORATION
424 Church Street, Suite 200, Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bayview Venture (NAME)	Bayview Venture (NAME)	136-7; 136-163; 136-164
P.O. Box 150162 (STREET ADDRESS OR ROUTE NUMBER)	P.O Box 150162 (STREET ADDRESS)	
Nash TN 37215 (CITY) (STATE) (P.O. ZIP)	Nash TN 37215 (CITY) (STATE) (ZIP)	

Mail

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, WE, First Security Bank of Tennessee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bayview Venture, a Tennessee Joint Venture

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

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

(SEE ATTACHED RIDER FOR COMPLETE LEGAL DESCRIPTION)

TRACT 1:

BEING the same property conveyed to Security Federal Savings and Loan Association of Nashville by Deed of Record in Book 8327, page 901, Register's Office for Davidson County, Tennessee. The said Security Federal Savings and Loan Association of Nashville has since merged into First Security Bank of Tennessee.

TRACTS 2 and 3:

BEING the same property conveyed to First Security Bank of Tennessee by Deed of Record in Book 9142, page 320, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1. Easement for roadway of record in Book 3708, page 237.
2. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 7830, page 233.

unimproved (X)
This is improved ( ) property, known as Bell Road (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. Whenever 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(s) At Office this 16TH day of MARCH, 19 94

First Security Bank of Tennessee by:

STATE OF TENNESSEE
COUNTY OF } BOOK 9281 PAGE 877

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 DAVIDSON }

Before me, CHERYL R. AMOS, a Notary Public within and for the State and County aforesaid, personally appeared F.M. PURYEAR and ********** with whom I am personally acquainted and who (his oath) upon (their several oaths) acknowledged (himself) (themselves) to be the VICE-PRESIDENT and ********** respectively of the FIRST SECURITY BANK OF TENNESSEE the within named bargainor, a corporation, and that (he) as such VICE-PRESIDENT (they) and **********, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said VICE-PRESIDENT as such VICE-PRESIDENT, and attesting the same by the said VICE-PRESIDENT as such VICE-PRESIDENT

Witness my hand and official seal at office at NASHVILLE TENNESSEE on this the 1 TH day of MARCH, 19 94.

Commission expires 7-26-97 Cheryl R. Amos
Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

LAWYERS TITLE INSURANCE CORPORATION
Third National Financial Center
424 Church Street, Suite 200 (37219-2302)
P.O. Box 198787 (37219-8787)
Nashville, Tennessee
Tele: 615-244-0678

LEGAL DESCRIPTION

TRACT 1:

Land in the 2nd Civil District of Davidson County, Tennessee, being the Covington and Maupin property on Old Smith Springs Road and described according to a survey by McConnell Engineering, dated September 25, 1984, as follows:

Beginning at a point in the centerline of Old Smith Springs Road, bearing N 87 deg. 11 min. 44 sec. W 119.99 feet from monument #728-5 as shown on the Corps of Engineers plan of Priest Lake Reservoir;

Thence, along the centerline of said road, N 81 deg. 56 min. 59 sec. W 170.08 feet to a point;

Thence, leaving said centerline, adjacent to the (easterly, then northerly) property line of Rick M. Johnson, his tract recorded in Book 5761, Page 486, R.O.D.C., Tennessee: N 07 deg. 16 min. 17 sec. E 459.14 feet to a point adjacent to a six inch Hackberry; Thence, N 08 deg. 39 min. 11 sec. E 148.33 feet to a point adjacent to a ten inch Cedar; Thence N 11 deg. 02 min. 42 sec. E 214.89 feet to an old iron rod near twin shag-bark hickorys; Thence N 82 deg. 17 min. 07 sec. W 150.05 feet to an old iron rod, by an ancient fence post, being Johnson's north west corner;

Thence, leaving said Johnson's line, and with the northerly line of Warren and Jane Hiter as recorded in Book 2598, Page 493, R.O.D.C., Tennessee, N 80 deg. 47 min. 30 sec. W 115.74 feet to an old iron rod, being Hiter's northwest corner;

Thence, leaving Hiter's line and with the most easterly line of United American Bank of Nashville's land, recorded in Book 5697, Page 378: N 12 deg. 45 min. 47 sec. E 314.21 feet to an old iron rod; Thence, N 03 deg. 14 min. 11 sec. E 522.10 feet to an old iron rod, being said Bank's northeast corner;

Thence, leaving said Bank's line, and with lines of the United States of America's Priest Lake Reservoir: S 80 deg. 20 min. 04 sec. E 95.82 feet to a point adjacent to a twenty inch Box Elder; Thence, along a line marked by Corps of Engineers boundary signs, S 82 deg. 18 min. 37 sec. E 689.80 feet to said Corps monument #728-1; Thence, S 07 deg. 56 min. 20 sec. W 279.72 feet to a Corps monument #728-1;

Thence, leaving the United States' line and adjacent to L.E. Ellis westerly lines, as recorded in Book 4644, Page 392, R.O.D.C., Tennessee: S 07 deg. 50 min. 52 sec. W 700.91 feet to a point adjacent to a fence post; Thence, S 12 deg. 46 min. 45 sec. W 39.05 feet to an old iron rod; Thence S 15 deg. 44 min. 31 sec. W 118.56 feet to an old iron rod, being the northeast corner of another tract owned by said Ellis, recorded in Book 3708, Page 237, R.O.D.C., Tennessee;

Thence, with the northerly, westerly, and southerly lines of the latter Ellis Tract: N 73 deg. 36 min. 40 sec. W 210.11 feet to an old iron rod; Thence, S 16 deg. 19 min. 39 sec. W 209.96 feet to an old iron rod; Thence, S 73 deg. 35 min. 57 sec. E 209.88 feet to an old iron rod;

Thence, S 16 deg. 44 min. 12 sec. W 171.53 feet to an old iron rod, being the northeast corner of Jessee J. Caskey's tract, recorded in Book 5509, Page 293, R.O.D.C., Tennessee;

Thence, along Caskey's northerly line, N 78 deg. 50 min. 09 sec. W 244.79 feet to an old iron rod in gravel drive; Thence, S 15 deg. 47 min. 39 sec. W 158.89 feet (leaving Caskey's westerly line at 140.00 feet) to the point of beginning.

Containing 21.69 acres, more or less.

INCLUDED in the above description but expressly EXCLUDED from this conveyance are the two following tracts of land:

Land lying in the 2nd Civil District of Davidson County, Tenn., and being further described as follows:

Beginning at the southeast corner of the herein described tract;

Thence, N 76 deg. 50 min. 09 sec. W - 124.79 feet;

Thence, N 13 deg. 11 min. 23 sec. E - 98.27 feet;

Thance, N 05 deg. 55 min. 06 sec. E - 86.24 feet;

Thence, S 73 deg. 35 min. 57 sec. E - 146.47 feet;

Thence, S 16 deg. 44 min. 12 sec. W - 171.53 feet to the Point of Beginning and, Containing 0.54 Acres.

Land lying in the 2nd Civil District of Davidson County, Tenn., and being further described as follows:

Beginning at the northwest corner of the herein described tract;

Thence, with a curve to the left, having a radius of 525.189 feet, an arc of 48.999, chord of 48.981 and chord bearing of S 89 deg. 34 min. 38 sec. E;

Thence, N 87 deg. 45 min 00 sec. E - 22.24 feet;

Thence, S 07 deg. 50 min. 45 sec. W - 191.95 feet;

Thence, S 12 deg. 46 min. 45 sec. W - 39.05 feet;

Thence, S 15 deg. 44 min. 31 sec. W - 118.56 feet;

Thence, N 73 deg. 36 min. 40 sec. W - 185.29 feet;

Thence, N 23 deg. 31 min. 47 sec. E - 186.38 feet;

Thence, S 72 deg. 35 min. 10 sec. E - 95.58 feet;

Thence, N 03 deg. 05 min. 44 sec. E - 147.50 feet to the Point of Beginning and, Containing 0.96 Acres.

BEING the same property conveyed to Security Federal Savings and Loan Association of Nashville by Deed of Record in Book 8327, page 901, Register's Office for Davidson County, Tennessee. The said Security Federal Savings and Loan Association of Nashville has since merged into First Security Bank of Tennessee.

TRACT 2:

Land lying in the 2nd Civil District of Davidson County, Tenn., and being further described as follows:

Beginning at the southeast corner of the herein described tract:

Thence, N 73° -35′ -57" W - 63.41 feet;

Thence, N 16° -19′ -39" E - 209.96 feet;

Thence, S 73° -36′ -40" E - 24.83 feet;

Thence, S 05° -55′ -06" W - 213.53 feet to the Point of Beginning and, Containing 0.21 Acres

TRACT 3:

Land lying in the 2nd Civil District of Davidson County, Tenn., and being further described as follows:

Beginning at the northwest corner of the herein described tract;

Thence, N 87° -45′ -00" E - 142.97 feet;

Thence, N 43° -20′ -27" E - 69.99 feet;

Thence, S 01° -04′ -06" E - 148.31 feet;

Thence, N 46° -39′ -33" W - 69.02 feet;

Thence, S 87° -45′ -00" W - 150.52 feet;

Thence, N 07° -50′ -52" E - 50.79 feet to the Point of Beginning and Containing 0.28 Acres.

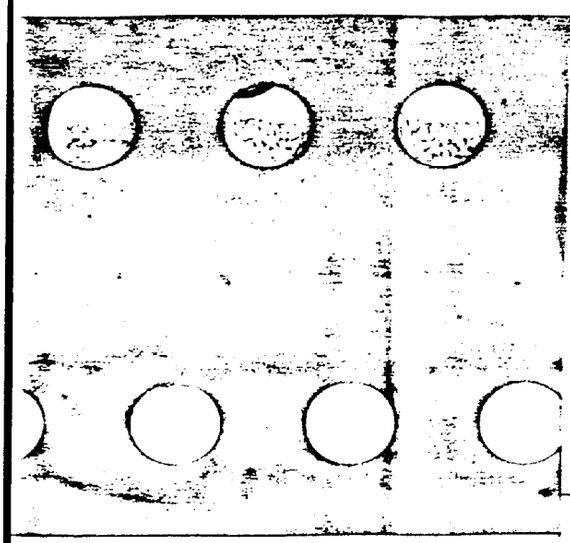
BEING the same property conveyed to First Security Bank of Tennessee by Deed of Record in Book 9142, page 320, Register's Office for Davidson County, Tennessee.

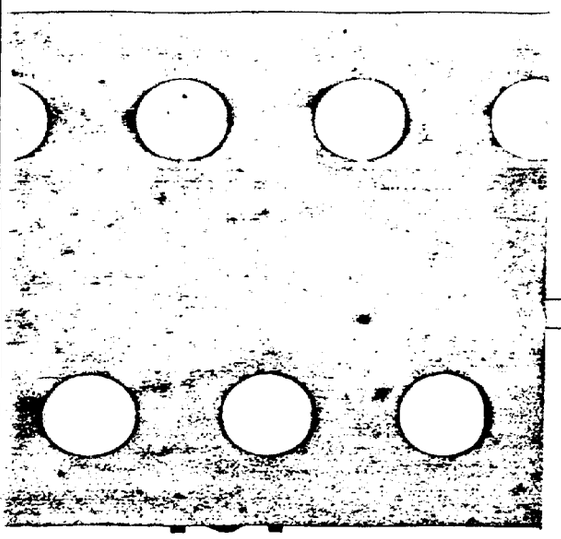
2994 03/17 0101 03CHECK 391.00

20913

94 MAR 17 AM 11:52

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9281 PAGE 881

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
100000.00
CON TX 370.00
PRFEE 1.00
WDEED 20.00
TOTAL 391.00
~~CHECK 391.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~774 02 11:52 9001 2974~~

28913

IDENTIFICATION REFERENCE

94 MAR 17 AM11:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 768349