mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

JACK R. LINK
1535 Clarkia Circle
Nashville TN 37210

MAP/PARCEL NUMBER:

MAP 32, PARCEL 28

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Jack R. Link
AFFIANT

Subscribed and sworn to me, this the 10TH day of MAY, 1994.

Denise C. Allis
Notary Public
My commission expires: 5-11-96

94 MAY 13 AM 10:28
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

49761
IDENTIFICATION REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, RUBY B. RICH, A MARRIED WOMAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said JACK R. LINK, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

JOHN T. RICH, husband of Ruby B. Rich, the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described in Exhibit "A" attached hereto, marital or otherwise.

WITNESS our hands this 10TH day of MAY, 1994.

Ruby B. Rich
RUBY B. RICH

John T. Rich
JOHN T. RICH

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUBY B. RICH AND HUSBAND, JOHN T. RICH, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 10TH day of MAY, 1994.

Denise C. Allen
notary public

My commission expires: 5-11-96

DENISE C. ALLEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

EXHIBIT 'A'

TRACT NO. ONE: Land in Davidson County, Tennessee, described according to an unrecorded survey by John O. Spry, Surveyor Lic. No. 727, dated July 30, 1979, and described as follows: Beginning at an iron pin on the east margin of Jackson Road at the northwest corner of the J.G. Shockley property as evidenced in Deed Book 4999, page 604, Register's Office for said County; thence northerly with a curve to the right having a radius of 691.2 feet and a central angle of 5 degrees 30' 00" a distance of 68.16 feet to an iron pin; thence North 29 degrees 51' 49" East a distance of 236.82 feet to an iron pin; thence South 56 degrees 35' 39" East a distance of 712.24 feet, severing the lands of Robert A. Miller, to an iron pin; thence South 83 degrees 56' 18" East a distance of 2073.09 feet to an iron pin set in the east line of Lot No. 5 on the Plan of the lands of Matthew Allen of record in Book 142, page 24, said Register's Office, belonging to R.E. Vann as of record in Book 2106, page 295, said Register's Office; thence South 4 degrees 39' 40" West a distance of 621.56 feet with Vann's west line to an iron pipe, the southwest corner of Vann's property in the north line of the lands of Dan McCool as evidenced in Book 1341, page 215, said Register's Office; thence North 84 degrees 53' 21" West a distance of 610.83 feet with a fence to a 30" walnut; thence North 40 degrees 53' 01" West a distance of 9.18 feet with a fence to a 14" dead walnut; thence North 85 degrees 54' 25" West a distance of 762.34 feet with a fence to a fence post; thence North 82 degrees 57' 44" West a distance of 409.02 feet with a fence to a 24" maple; thence North 65 degrees 38' 55" West a distance of 57.96 feet with a fence to a 24" maple; thence North 06 degrees 07' 53" East a distance of 75.61 feet with a fence to a corner post; thence North 73 degrees 17' 02" West a distance of 271.63 feet with a fence to a 24" elm; thence North 71 degrees 51' 38" West a distance of 195.65 feet, severing the lands of Robert A. Miller to a 24" hackberry, the southeast corner of J.W. Shockley's property; thence North 23 degrees 48' 29" East a distance of 186.31 feet with a fence to a 30" cedar, J.G. Shockley's northeast corner; thence North 54 degrees 55' 28" West a distance of 502.70 feet with a fence, Shockley's north line, to an iron pin; thence North 55 degrees 18' 32" West a distance of 178.38 feet with a fence to the point of beginning, and containing 36.18 acres, more or less.

TRACT NO. TWO: Land in Davidson County, Tennessee, described according to an unrecorded survey by John O. Spry, Surveyor Lic. No. 727, dated July 30, 1979, and described as follows: Beginning at an iron pin in the east margin of Jackson Road at the southwest corner of the Pioneer Christian Academy, Inc. property as evidenced in Deed Book 5228, page 531, Register's Office for said County; thence South 58 degrees 01' 17" East a distance of 740.55 feet with a fence, the south line of Pioneer Christian Academy property to an iron pin; thence North 77 degrees 47' 22" East a distance of 497.18 feet with a fence to an iron pin; thence North 14 degrees 44' 26" East a distance of 371.03 feet with a fence to a 12-inch elm tree, the southwest corner of the Clarence P. Connell property as evidenced in Deed Book 910, page 670, said Register's Office, and in the east line of the Pioneer Christian Academy, Inc., property; thence South 84 degrees 42' 12" East a distance of 932.46 feet with a fence to a corner post; thence South 83 degrees 57' 00" East a distance of 436.16 feet with a fence to a planted stone, a corner of the Connell lands; thence South 04 degrees 39' 40" West a distance of 817.89 feet with a fence, Connell's and R.E. Vann's west line, to an iron pin; thence North 84 degrees 00' 08" West a distance of 2073.03 feet, severing the lands of Robert A. Miller to an iron pin; thence North 56 degrees 35' 39" West a distance of 712.24 feet to an iron pin in the east margin of Jackson Road; thence North 29 degrees 51' 49" East a distance of 304.88 feet with the east margin of Jackson Road to the point of beginning and containing 36.18 acres, more or less.

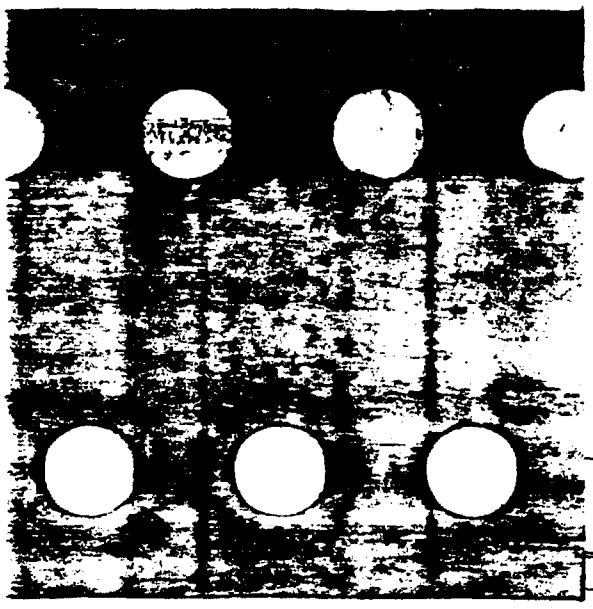
Being the same property conveyed to Ruby B. Rich by Warranty Deed from Emalee Jackson Miller and husband, Robert A. Miller, of record in Book 5508, page 926, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. Unrecorded easements for roads and utilities, if any.

5729 05/13 0101 03CHECK 942.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

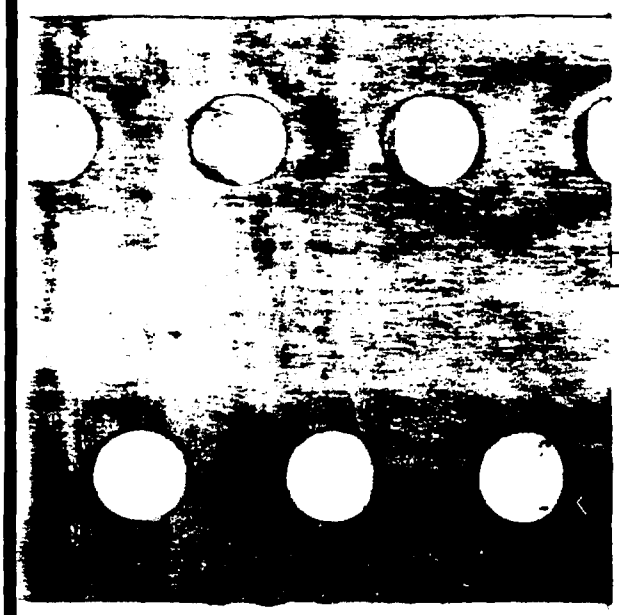
BOOK 9344 PAGE 280

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
250000.00
CON TX 925.00
PRFEE 1.00
WDEED 16.00
TOTAL 942.00
CHECK 942.00

05/13/94 01 10:27 0001 5728



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49761
IDENTIF. & REFERENCE

94 MAY 13 AM 10: 28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 790762