426665

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (EWB)
2700 First American Center
Nashville, Tennessee 37238

DC-14
LCV

GENERAL WARRANTY DEED

BOOK 9976 PG 752

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Raymond Zimmerman c/o Ron Mills 3818 Cleghorn Avenue Nashville, TN 37215	Same	Part of 141-15

96 MAR 12 PM 3:47
FELIX Z. WHITSELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

01 59355

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SOMERSET FARMS, a Tennessee joint venture ("Grantor") has bargained and sold, and by these presents transfers and conveys unto RAYMOND ZIMMERMAN ("Grantee"), his heirs and assigns, property in Davidson County, Tennessee, described on Exhibit A attached hereto.

This warranty deed is executed, delivered, and accepted as a deed in lieu of foreclosure of, and not as additional security for, that certain Deed of Trust of record in Book 7772, page 311, Register's Office for Davidson County, Tennessee, as modified by a First Amendment to Deed of Trust of record in Book 8505, page 604, said Register's Office, and as the same might be amended prior to the recording of this warranty deed. It is the intention of Grantor to transfer absolute title to the above described premises to Grantee free of any equity of redemption by Grantor. It is the further intention of Grantor and Grantee that the lien created by the above described deed of trust will not merge into the fee title acquired by Grantee pursuant to this warranty deed. No such merger will occur until such time as Grantee executes a written instrument specifically effecting such merger and duly records same.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 8th day of ~~February~~ March, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SOMERSET FARMS

By: _____
Bernard D. Goldstein
Managing Joint Venturer

STATE OF TENNESSEE)

BOOK 9976 PG 753

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Bernard D. Goldstein, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Joint Venturer of Somerset Farms, a Tennessee joint venture, and is authorized by the joint venture to execute this instrument on behalf of the joint venture.

WITNESS my hand, at office, this 8th day of ~~February~~ MARCH, 1996.

_____
Notary Public

PATTY J. WEBB NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
11/22/97

My Commission Expires NOV. 22, 1997

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,500,000.00.

_____
Affiant

Subscribed and sworn to before me this 8th day of ~~February~~ March, 1996.

_____
Notary Public

NOTARY PUBLIC AT LARGE OF TENN.

My Commission Expires:
2/24/99

EXHIBIT A

= 35

PROPERTY DESCRIPTION
TRACT 4 - HARPETH SPRINGS

A tract of land in the Second Civil District, Metropolitan Nashville and Davidson County, Tennessee, being tract four (4) on the plat of Harpeth Springs, as recorded in Book 6900, page 421, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at a concrete monument set in the south right-of-way of Interstate Highway 40 West and being in the south margin of Coley Davis Drive, an access road, and said monument being N 56° 45' 55" E, a distance of 185.97 feet from an existing concrete monument in Buffalo Road and proceeding as follows:

1. With the south margin of Coley Davis Road, N 56° 45' 55" E, a distance of 100.00 feet to a concrete monument set; thence,

2. Leaving the south margin of Coley Davis Road in a westerly and southerly direction with a curve to the left having a radius of 25.0 feet, a distance of 39.27 feet to a concrete monument set, said curve having a chord bearing of S 11° 45' 55" W, and a chord distance of 35.36 feet; thence,

3. With a curve to the right having a radius of 481.82 feet, a distance of 167.06 feet to a concrete monument set, said curve having a chord bearing of S 23° 18' 06" E, and a chord distance of 166.23 feet; thence,

4. With a curve to the left having a radius of 587.49 feet, a distance of 86.70 feet to a concrete monument set, said curve having a chord bearing of S 17° 35' 46" E, and a chord distance of 86.62 feet; thence,

5. N 70° 55' 11" E, a distance of 306.97 feet to a concrete monument set; thence,

6. S 86° 59' 30" E, a distance of 469.47 feet to a concrete monument set in the westerly line of the State of Tennessee property; thence,

7. S 14° 11' 20" E, a distance of 181.94 feet to an existing concrete monument; thence,

8. N 83° 39' 42" E, a distance of 68.00 feet to a point in the approximate center of the Harpeth River; thence,

9. With the approximate centerline of the Harpeth River, S 11° 58' 47" E, a distance of 225.00 feet to a point; thence,

10. S 24° 02' 34" E, a distance of 518.00 feet to a point; thence,

11. S 6° 57' 03" W, a distance of 505.26 feet to a point in the northerly right-of-way of the CSX Transportation Railroad; said point being 40 feet from the centerline of said railroad bridge; thence,

12. Leaving the Harpeth River and with the northerly right-of-way of the CSX Transportation Railroad, S 66° 05' 02" W, a distance of 141.48 feet to an iron pin set, said iron pin being 40 feet from the centerline of said railroad; thence,

13. S 63° 41' 48" W, a distance of 360.11 feet to an iron pin set, said iron pin being 25 feet from the centerline of said railroad; thence,

14. With a curve to the right having a radius of 2839.79 feet, a distance of 921.10 feet to an iron pin set and being 25 feet from the centerline of said railroad, said curve having a chord bearing of S 75° 22' 33" W, a distance of 917.06 feet; thence,

15. S 86° 05' 25" W, a distance of 198.29 feet to an iron pin set, said iron pin being 23 feet from the centerline of said railroad track; thence,

16. S 89° 28' 13" W, a distance of 71.51 feet to a concrete monument set, said monument being in the easterly right-of-way of Buffalo Road, right-of-way width unknown; thence,

BOOK 9976 PG 754

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

17. Leaving the railroad right-of-way and with the easterly right-of-way of Buffalo Road, N 7° 08' 09" E, a distance of 1646.87 feet to a concrete monument set; thence,

18. Leaving the right-of-way of Buffalo Road, N 70° 55' 11" E, a distance of 306.07 feet to a concrete monument set; thence

19. In a northerly direction with a curve to the right having a radius of 637.49 feet, a distance of 91.68 feet to a concrete monument set, said curve having a chord bearing of N 17° 29' 18" W, and a chord distance of 91.60 feet; thence,

20. With a curve to the left having a radius of 431.82 feet, a distance of 149.73 feet to a concrete monument set, said curve having a chord bearing of N 23° 18' 05" W, and a chord distance of 148.98 feet; thence,

21. With a radius turn out curve to the left having a radius of 25.00 feet and a distance of 39.27 feet to the point of beginning, said curve having a chord bearing of N 78° 14' 05" W, and a chord distance of 35.36 feet.

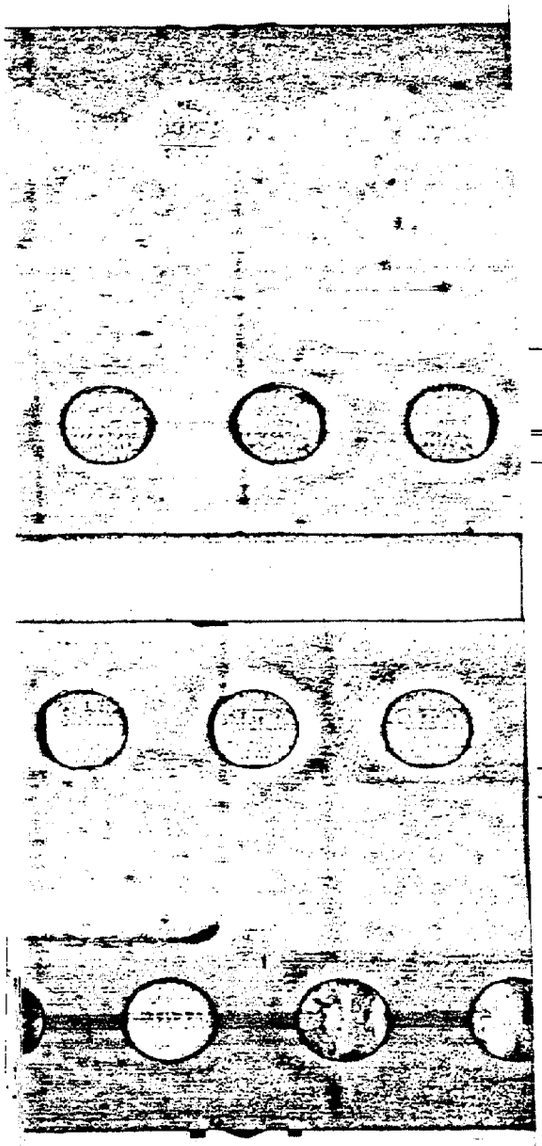
Being the same property conveyed to Somerset Farms, a Tennessee Joint Venture from Reese L. Smith, Jr. and wife, Marcella V. Smith of record in Book 7349, page 564, Register's Office for Davidson County, Tennessee.

BOOK 9976 PG 755

Less and except any lots previously conveyed by grantor by deeds recorded in Register's Office for Davidson County, Tennessee.

7622 03/12 0101 03CHECK 5567-00

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9976 PG 756

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 1500000.00
CON TX 5550.00
PRFEE 1.00
WDEED 16.00
TOTAL 5567.00
CHECK 5567.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7622

0159355
IDENTIF. ↑ REFERENCE

96 MAR 12 PM 3:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1015706