FOR RECORDING PURPOSES

LTIC File Number: 31628

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transaction is $ none

Suzanne H. Haselton
Affiant

Subscribed and Sworn to before me, this the 18th day of April, 19 96.

Sallivant Marsden
Notary Public

Commission Expires: 4-18-96

BOOK 10044 PG 810

THIS INSTRUMENT WAS PREPARED BY
Lawyers Title Insurance Corporation
424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Wilfred E. Haselton 8733 Haselton Road Nashville TN 37221	Same	168-125 20.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
John Hall Haselton as Co-Trustee

HEREINAFTER CALLED THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Wilfred E. Haselton

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 EXHIBIT 'A' - LEGAL DESCRIPTION

SEE EXHIBIT 'B' - PARAGRAPH 4 OF CONTRACT

This conveyance is subject to easements and restrictions of record and taxes for current year.

1. Contract for Sale of Real Estate of record in Book 9816, page 599.
2. Agreement of record in Book 8166, page 568.
3. Easement(s) as set forth in instrument recorded in Book 9225, page 430.
4. Easement for the flow of Pritchett's Branch.

Pursuant to TCA67-4-409(a)(3)(B) this is a non-taxable transfer of real property.
(Continued on next page)

0180055
IDENTIF. + REFERENCE
MAIL ENV.
96 MAY -8 PM 2:47
LIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

Approximately 70 acres on
THIS IS ( )IMPROVED (XX)UNIMPROVED PROPERTY KNOWN AS Hester Beasley Road (HOUSE NUMBER / STREET) Nashville, Tennessee 37221 (CITY / STATE / 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, this 18 day of APRIL, 19 96.

John Hall Haselton
John Hall Haselton, as Co-Trustee

never appointed, see affidavit, which follows.
The First American National Bank, as

STATE OF TENNESSEE
COUNTY OF

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

John Hall Haselton as Co-Trustee

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this the 18 day of April, 19 96.

Commission Expires: 5-30-99

Sullivan F. Marsden
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission Expires _____

_____
Notary Public

BOOK 10044 PG 811

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission Expires: _____

_____
Notary Public

FURNISHED BY:
Lawyers Title Insurance Corporation

424 Church Street, Suite 200
Nashville TN 37219

104 Woodmont Blvd., Suite 201
Nashville TN 37205

WARRANTY DEED

FROM:

TO:

(Continued from previous page)

EXHIBIT 'A' - LEGAL DESCRIPTION

BEING a tract of land shown on Property Map 168, Assessor's Office, bounded in general by Hester Beasley Road, Myrtle Taylor, Justin Taylor, Roy Ursery, Vensin Perry, and John Ursery on the northwest; by Mary Johnson on the North; by James Haselton, a Second Wilfred Haselton Tract, and W. E. Stephens IIIrd on the East; and by a 94 acre Wilfred and John Haselton Tract on the South and southwest, more particularly described as follows:

BEGINNING at an iron pin set in a gravel driveway on the southeast side of Hester Beasley Road, said pin being located 25 feet from the centerline of the road, said pin being located South 52° 03' 37" East 11.99 feet from a reference iron spike near the edge of the pavement, and said pin being located in the southwest line of Vensin Perry (Ref. Deed Book 3132, page 58, R.O.D.C.); thence leaving the road and with Perry's southwest line, eventually running near a fence, South 52° 03' 37" East 621.19 feet to an existing iron pipe near a fence corner; thence with the East line first of Perry, and then of John Ursery (Ref. Deed book 2996, page 403, R.O.D.C.), generally running part of the way with a fence, North 01° 03' 05" East 539.98 feet to an existing 1 inch iron pipe, said pipe being Mary Johnson's southwest corner (Ref. Deed Book 2492, page 610, R.O.D.C.), said pipe also being located South 04° 03' 06" West 98.18 feet from a reference iron bar in a fence, said bar being Ursery's northeast corner; thence leaving Ursery and with Johnson's South line South 87° 09' 40" East, crossing 2 drains at approximately 590 feet and 745 feet, and crossing a woods road at approximately 765 feet, in all 879.75 feet to an existing 1 inch iron pin; thence South 16° 42' 18" West 60.09 feet to an existing 1 inch iron pin; thence South 87° 20' 17" East 718.40 feet to an existing 1 inch iron pin in the West line of James Haselton (Ref. Deed Book 9225, page 430, R.O.D.C.); thence leaving Johnson and with James Haselton's West and South lines, South 06° 09' 59" West, crossing a woods road at approximately 50 feet, in all 145.97 feet to an existing concrete monument, and North 86° 16' 36" East 124.96 feet to an iron pin set, said pin being the northwest corner of a Second Wilfred Haselton Tract (Ref. Deed Book 6641, page 744, R.O.D.C.); thence leaving James Haselton and with the West line of this Second Wilfred Haselton Tract, South 02° 43' 18" West crossing a branch at approximately 220 feet, and crossing a woods road at approximately 310 feet, in all 618.11 feet to an existing iron stake in the North line of W. E. Stephens IIIrd (Ref. Deed Book 1556, page 71, R.O.D.C.); thence with the North and West lines of Stephens, North 86° 59' 52" West 858.30 feet to an existing iron stake, and South 03° 12' 06" West, crossing a ridge road at approximately 95 feet, in all 389.95 feet to an iron pin set in a hollow in the West line of a Second W. E. Stephens IIIrd Tract (Ref. Deed Book 5177, page 518, R.O.D.C.); thence leaving Stephens and with 8 new lines, South 65° 38' 10" West 921.87 feet to an iron pin set in a creek; thence generally down the creek South 54° 49' 48" West 408.93 feet to an iron pin set near the creek; thence South 41° 38' 27" West 115.49 feet to a point in a pond; thence leaving the pond, North 89° 45' 50" West, passing a witness iron pin set at 93.36 feet, in all 176.43 feet to an iron pin set; thence North 76° 11' 24" West 241.47 feet to an iron pin set at a 10 inch Maple on the South side of Pritchard Branch; thence crossing said branch and running generally with a fence, North 53° 32' 34" West 414.48 feet to an iron pin set at an 8 inch Sweet Gum in the fence; thence leaving the fence, North 29° 33' 06" West 152.86 feet to an iron pin set; thence North 41° 05' 25" West 444.52 feet to an iron pin set on the southeast side of Hester Beasley Road; thence with the southeast side of the road and a curve to the right having the following characteristics: delta 13° 13' 44"; radius = 233.369 feet; arc = 53.88 feet; chord = North 46° 15' 54" East 53.76 feet to an iron pin set; thence North 52° 53' 03" East 6.31 feet to an iron pin set in the southwest line of Myrtle Taylor (Ref. Deed Book 4920, page 661, R.O.D.C.); thence leaving the road and with Taylor's southwest line, South 41° 05' 25" East 446.05 feet to an existing 1 inch iron pin at an iron stake; thence running part of the way near a fence, first with this Myrtle Taylor Tract, then with a second Myrtle Taylor Tract (Ref. Deed Book 1341, page 626, R.O.D.C.); then with Justin Taylor (Ref. Deed Book 7498, page 702, R.O.D.C.); and then with Roy Ursery (Ref. Deed Book 5119, page 518, R.O.D.C.), North 48° 54' 35" East, passing one iron pin set at 207.00 feet, and a second iron pin set at 627.75 feet, in all 1039.55 feet to an iron pin set approximately 50 feet southwest of a hollow; thence with Roy Ursery's East line, North 39° 41' 22" West 204.44 feet to an iron pin set; thence North 49° 42' 00" East 116.27 feet to an iron pin set in the stump hole of a Double Red Oak; thence North 65° 48' 01" West 226.40 feet to an iron pin set on the South side of Hester Beasley Road, said pin being located South 65° 48' 01" East 7.74 feet from a reference iron pin; thence leaving Roy Ursery and with the southeast side of the road, North 35° 53' 15" East 359.75 feet to the point of beginning, containing 70.00 acres, more or less, and being all of Tract 3, and part of Tract 5 of Deed Book 5845, page 452, and being part of Deed Book 4471, page 263, Register's Office for Davidson County, Tennessee, according to a survey dated 1/18/96 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

THE above-described tract is subject to a possible Prescriptive Ingress-Egress Easement running from Hester Beasley Road, across a tip of this tract, to serve Vinson Perry.

BEING a portion of the same property conveyed to W. W. Scott as to a 1/2 undivided interest, John E. Haselton as to a 1/4 undivided interest and W. E. Haselton and wife,

(Continued on next page)

(Continued from previous page)
Suzanne H. Haselton as to a 1/4 undivided interest by Deed of Record in Book 4088, page 772. The said W. W. Scott further conveyed his 1/2 undivided interest to W. W. Scott, as Trustee, by Deed of Record in Book 5040, page 711, Register's Office for Davidson County, Tennessee. W. W. Scott resigned as Trustee and The Northern Trust Company was appointed as Successor Trustee by instrument of record in Book 5827, page 99. The Northern Trust Company further conveyed an undivided 1/4 interest to John Haselton and an undivided 1/4 interest to W. E. Haselton and Suzanne H. Haselton by deed of record in Book 5845, page 452, Register's Office for Davidson County, Tennessee. John E. Haselton has since died. His interest is now vested in John Hall Haselton and The First American Bank as Co-Trustees under the Will of John E. Haselton of record under Probate Docket #95268 in Probate Court for Davidson County.

AND being a portion of the same property conveyed to Wilfred E. Haselton and John E. Haselton, by Deed of Record in Book 4471, page 263, Register's Office for Davidson County, Tennessee. John E. Haselton has since died. His interest is now vested in John Hall Haselton and The First American Bank as Co-Trustees under the Will of John E. Haselton of record under Probate Docket #95268 in Probate Court for Davidson County.

EXHIBIT 'B'

PURSUANT TO PARAGRAPH 4 OF CONTRACT OF RECORD IN BOOK 9816, PAGE 599:
All parties agree to grant mutual and reciprocal easement rights of ingress and egress to each other, their heirs and assigns, being 50 feet in width and shall start from the west end of an existing easement granted by Russ and Amanda Haselton to the parties in 1994. Deed Book 9225 page 430 which was intended to be part of said easement area. For the purpose and terms of this agreement the proposed easement and the easement granted by Russ and Amanda Haselton shall be treated as the same and referred to as one easement. The easement will continue on through said property to Hester Beasly Rd. The intent being for all parties to have ingress and egress accessible from Hester Beasly and Haselton Rd. Said raod, when completed, will be used only for light utility and passenger vehicles with no heavy equipment i.e. logging trucks, to be allowed travel over same. A metes and bounds description of said easement shall be recorded at the Davidson County Court House within 18 months of the signing of this agreement. If said road has not been completed within 5 years from the date of this agreement then either party shall have the right to construct a road which would allow passenger vehicles access. Access from current Hester Beasly entrance along Upper Road to Lake Road to Haselton Rd. will remain in place until easement area is defined within 18 months.

AFFIDAVIT OF FIRST AMERICAN TRUST COMPANY, SUCCESSOR FIDUCIARY TO FIRST AMERICAN NATIONAL BANK REGARDING THE ESTATE OF JOHN EDWIN HASELTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10044 PG 814

I, EMMETT RUSSELL, III, being first duly sworn upon my oath, swear and affirm that the following facts are true to the best of my knowledge, information and belief:

1. The First American Trust Company, Successor Fiduciary to First American National Bank ("First American"), was named co-executor of the Estate of John Edwin Haselton, of Nashville, Tennessee, and was named co-trustee of the testamentary trust established under the terms of his will. Mr. Haselton died March 24, 1990. Members of the family met with representatives of First American and it was determined that due to the nature of the assets making up the estate, it was not in the best interests of the estate for First American to qualify as co-executor or co-trustee, and First American declined the appointment.

2. As a result, First American was never appointed, and never served in the capacity of executor or trustee in respect to the estate of John Edwin Haselton or the testamentary trust established by his will.

FURTHER AFFIANT SAITH NOT.

FIRST AMERICAN TRUST COMPANY, SUCCESSOR FIDUCIARY TO FIRST AMERICAN NATIONAL BANK

By: Emmett Russell
EMMETT RUSSELL, III, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared EMMETT RUSSELL, III, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be vice president (or other officer authorized to execute the instrument) of FIRST AMERICAN TRUST COMPANY, the within named bargainor, a corporation, and that as such, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office, this 26 day of April, 1996.

TERRI SMILEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Terri Smiley
NOTARY PUBLIC

My Commission Expires: 4/27/97

C:\WP\SFM\2074.01\1STAMER.AFF