BOOK 10093 PG 76

0194851

IDENTIF. & REFERENCE

96 JUN 20 PM 12:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

Prepared By:
MICHAEL J. AVELLAR
1777 N.E. Loop 410, Suite 1512
San Antonio, TX 78217-5290
(210) 829-1800

ADDRESS NEW OWNER:
Ken Hilton and Sherri Hilton
7934 River Road
Nashville, TN 37209

SEND TAX BILL:
To Owner

MAP AND PARCEL:
PART OF
MAP 77
GROUP 27
PARCEL 8D-15000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RIVER HILLS ESTATES, LLC, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KEN HILTON and wife SHERRI HILTON, 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".

This is unimproved property containing 108.41 acres ±, River Road, Nashville, TN 37209. This is a portion of the property conveyed in previous deeds of record.

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. Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

(A) Real property taxes for 1996, a lien, but not yet due and payable.

(B) Restrictive covenant set forth in Special Warranty Deed of record in Book 9824, Page 844, Register's Office for Davidson County, Tennessee.

(C) Recorded easements, deed restrictions, zoning restrictions and setback lines, if any.

Grantor does further covenant and bind its successors and representatives, that (1) The Grantor has done nothing to impair such title as Grantor received; and, (2) the Grantor will only warrant and defend the title against the lawful claims of all persons claiming by

or through the Grantor, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has caused this Special Warranty Deed to be signed in its name by an Officer who has been duly authorized.

Witness my hand this 30th day of April 1996.

RIVER HILLS ESTATES, LLC

By: _____
Jack Guenther, President

STATE OF TEXAS §
§
COUNTY OF BEXAR §

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jack Guenther, President of River Hills Estates, LLC, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Special Warranty Deed for the purposes therein contained, and who further acknowledged that he is the President of the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at San Antonio, Texas, this the 30th day of April 1996.

_____
Notary Public, State of Texas
My Commission Expires: 9-17-97
_____
Notary's Printed Name

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual value or consideration, whichever is greater, for this transfer is $ 124,244.36.

_____
AFFIANT

Subscribed and sworn to before me
this 30th day of April 1996.

_____
NOTARY PUBLIC
My Commission Expires: 092199

RVRHILL96103D

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EXHIBIT A

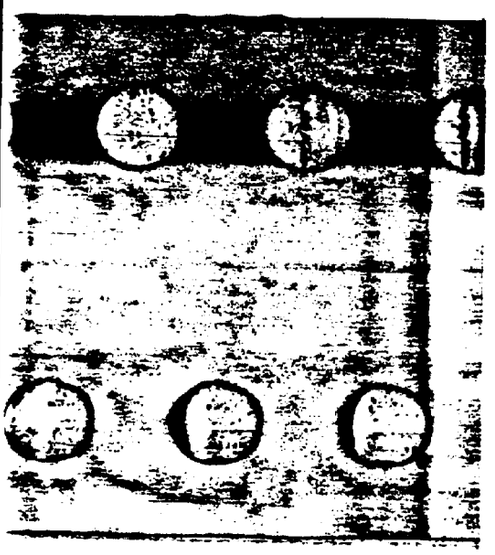
5789 06/20 0101 03CHECK 472.54

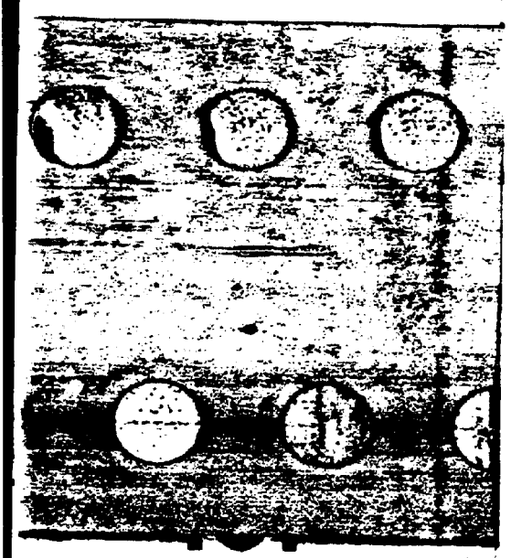
Legal Description

BEGINNING at an iron pin in the Westerly margin of River Road, said point being the Southeasterly corner of Palmore (BK. 5667 PG. 388 Register's Office for Davidson County) and the Northeasterly corner of the River Hills Estates, LLC 749.85 Acre tract, from which this tract is taken, THENCE with the Westerly margin of River Road, the following three calls: Along a curve to the right with a radius of 1838.68 Feet, a distance of 672.9 Feet to a point, THENCE South 11 Degrees 47 Minutes 29 Seconds East, 389.21 Feet to a point, THENCE along a curve to the left with a radius of 3554.78 Feet, a distance of 386.01 Feet to an iron pin, THENCE leaving said road, three new lines, South 68 Degrees 22 Minutes 48 Seconds West, 1154.45 Feet to an iron pin, THENCE North 88 Degrees 19 Minutes 02 Seconds West, 1751.87 Feet to an iron pin, THENCE North 11 Degrees 52 Minutes 26 Seconds West, 708.96 Feet to a 30" black oak in the Southerly boundary of Hans Vorbusch (BK. 4727 PG. 303 Register's Office for Davidson County), THENCE with Vorbusch and following closely with an old fence the following eight calls: North 64 Degrees 07 Minutes 25 Seconds East, 58.81 Feet to an iron pin by a 30" black oak, THENCE North 13 Degrees 29 Minutes 36 Seconds East, 214.08 Feet to a stump, THENCE North 27 Degrees 00 Minutes 56 Seconds East, 154.82 Feet to a 30" oak, THENCE North 21 Degrees 23 Minutes 10 Seconds East, 55.60 Feet to a stump, THENCE North 14 Degrees 19 Minutes 38 Seconds East, 155.06 Feet to an iron pin, THENCE North 03 Degrees 09 Minutes 46 Seconds West, 59.32 Feet to a 30" oak, THENCE North 12 Degrees 52 Minutes 31 Seconds East, 305.53 Feet to a 28" oak, THENCE North 37 Degrees 53 Minutes 36 Seconds East, 193.09 Feet to an iron pin, said pin being a common corner between Hans Vorbusch and Konrad Vorbusch (BK. 5581 PG. 233 Register's Office for Davidson County), THENCE with Konrad Vorbusch and following closely with an old fence the following four calls: North 77 Degrees 10 Minutes 54 Seconds East, 239.91 Feet to a 25" hickory, THENCE North 82 Degrees 28 Minutes 33 Seconds East, 109.42 Feet to a 40" oak, THENCE North 65 Degrees 14 Minutes 21 Seconds East, 28.50 Feet to an iron pin, THENCE North 55 Degrees 10 Minutes 36 Seconds East, 78.73 Feet to a 28" hickory, said point being the Southwesterly corner of Pickney (BK. 6372 PG. 205 Register's Office for Davidson County), THENCE with the Southerly boundary of Pickney and Palmore and following closely with an old fence the following four calls: North 79 Degrees 03 Minutes 11 Seconds East, 28.75 Feet to a 22" hickory, THENCE South 83 Degrees 50 Minutes 02 Seconds East, 100.52 Feet to an iron pin, THENCE South 86 Degrees 58 Minutes 45 Seconds East, 34.02 Feet to an iron pin, THENCE South 84 Degrees 37 Minutes 37 Seconds East, 1538.33 Feet to the POINT OF BEGINNING, said tract containing 108.41 Acres.

Being a portion of the property conveyed to River Hills Estates, LLC by Special Warranty Deed from Waste Management, Inc. of Tennessee, of record in Book 9824, Page 844, Register's Office for Davidson County, Tennessee.

RVRHILL96101D





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10093 PG 79

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 124244.36
				CON TX 459.54
				PRFEE 1.00
				WDEED 12.00
				TOTAL 472.54
				CHECK 472.54
06/20/96	01			12:15 0001 5789

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194851
IDENTIF. ← REFERENCE

96 JUN 20 PM 12:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1053582