WARRANTY DEED BOOK 10228 PG 25

For and in consideration of the sum of ($1.00) Dollar, paid by the Metropolitan Government of Nashville and Davidson County, Tennessee, and other good and valuable considerations, we,

Highland Ridge Properties

have bargained and sold, and by these presents transfer and convey unto the Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as:

Marriott Drive, Dedication of Remnant Tracts
County Map 107, Parcel 9
Project 89-R-10

Tract A

BEGINNING at a point lying at the most northwestern property corner of a parcel that belongs to Highland Ridge Properties, book 5972, page 304, R.O.D.C., said point also lying on the most northerly margin of Marriott Drive; thence, leaving said property corner along the most northerly property line of said parcel S 83° 16' 27" E for 627.09 feet to a point, being a property line shared by Highland Ridge Properties and a parcel belonging to Embassy of Tennessee, Inc., County Map 107, Parcel 129, book 8464, page 788, R.O.D.C.; thence, continuing along the most northerly property line of said parcel S 83° 16' 27" E for 82.40 feet to a point, being along the most southerly margin of Century Boulevard, also; thence, continuing along the most northerly property line of said parcel S 83° 16' 27" E for 18.62 feet to a point, being a property line shared by Highland Ridge Properties and a parcel belonging to Air Corporate Associates, Ltd., County Map 107, Parcel 71, book 6459, page 289, R.O.D.C.; thence, continuing along the most northerly property line of said parcel S 83° 16' 27" E for 359.50 feet to a point, being a property line shared by Highland Ridge Properties and a parcel belonging to Anjum D. Ali, County Map 107, Parcel 8, book 8888, page 518, R.O.D.C., said point also lying on the most westerly margin of McGavock Pike as described in book 9161, page 916, R.O.D.C.; thence, southerly along said margin of McGavock Pike around a curve to the left with a radius of 3071.98 feet for a distance of 13.00 feet to a point lying on the most northerly margin of Marriott Drive; thence, continuing along the northerly margin of Marriott Drive around a curve to the right with a radius of 30.00 feet for a distance of 44.57 feet to a point; thence, continuing along the northerly margin of Marriott Drive around a curve to the left with a radius of 661.38 feet for a distance of 162.97 feet to a point; thence, continuing along the northerly margin of Marriott Drive S 77° 35' 40" W for 20.37 feet to a point; thence, continuing along the northerly margin of Marriott Drive around a curve to the right with a radius of 457.58 feet for a distance of 185.13 feet to a point; thence, continuing along the northerly margin of Marriott Drive N 79° 13' 29" W for 485.93 feet to a point; thence, continuing along the northerly margin of Marriott Drive around a curve to the right with a radius of 371.53 feet for a distance of 137.21 feet to a point; thence, continuing along the northerly margin of Marriott Drive S 58° 03' 52" E for 91.77 feet to the point of beginning; said dedication of Remnant Tract A containing 83,657.04 square feet.

Tract B

BEGINNING at a point lying at the most southwestern property corner of a parcel that belongs to Highland Ridge Properties, book 5972, page 304, R.O.D.C.; thence, along the most westerly property line of said parcel N 08° 08' 45" W for 88.81 feet to a point lying on the most southerly margin of Marriott Drive, said property line shared by Highland Ridge Properties and a parcel belonging to Massachusetts Mutual Life Insurance Co., County Map 107, Parcel 121, book 8931, page 430, R.O.D.C.; thence, leaving said westerly property line along the southerly margin of Marriott Drive S 58° 03' 52" E for 65.32 feet to a point; thence, continuing along the southerly margin of Marriott Drive around a curve to the left with a radius of 431.53 feet for a distance of 159.37 feet to a point; thence, continuing along the southerly margin of Marriott Drive S 79° 13' 29" E for 485.93 feet to a point; thence, continuing along the southerly margin of Marriott Drive around a curve to the left with a radius of 517.58 feet for a distance of 209.40 feet to a point; thence, continuing along the southerly margin of Marriott Drive N 77° 35' 40" E for 20.37 feet to a point; thence, continuing along the southerly margin of Marriott Drive around a curve to the right with a radius of 601.38 feet for a distance of 139.15 feet to a point; thence, continuing along the southerly margin of Marriott Drive around a curve to the right with a radius of 30.00 feet a distance of 48.93 feet to a point, said point also lying on the most westerly margin of McGavock Pike as described in book 9161, page 916, R.O.D.C.; thence, southerly along said margin of McGavock Pike around a curve to the left with a radius of 3071.98 feet for a distance of 28.45 feet to a point; thence, along said margin of McGavock Pike S 03° 50' 31" W for 69.23 feet to a point lying at the most southeastern property corner of said parcel; thence, along the most southerly property line of said parcel N 79° 20' 45" W for 1101.39 feet to the point of beginning, being a property line shared by Highland Ridge Properties and U.S. Interstate Highway 40; said dedication of Remnant Tract B containing 58,831.11 square feet.

This conveyance is made subject to a Tennessee Valley Authority (TVA) electric power transmission easement to enter, erect, and operate poles and towers, of record in book 3314, page 339, R.O.D.C.; furthermore, above Dedication of Remnant Tract B traverses 58,684.91 square feet of said TVA easement.

Tracts A and B constitute the entirety of land composing County Map 107, Parcel 9, except Marriott Drive.

THIS INSTRUMENT PREPARED BY THE METROPOLITAN GOVERNMENT, DEPARTMENT OF PUBLIC WORKS

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns, forever.

This instrument was prepared by Metropolitan Government, Department of Public Works.

And we do covenant with the said Metropolitan Government of Nashville and Davidson County, Tennessee, 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.

And _____ do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of October 1994 having caused its name to be signed hereto by its duly authorized officers, on said day and date.

Attest: _____

STATE OF ~~TENNESSEE~~ KENTUCKY)
COUNTY OF ~~DAVIDSON~~ BOONE)

Personally appeared before me, Betty E. Barrett a Notary Public in and for said County and State, Boone and Kentucky, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the General Partner and _____ of Highland Ridge Properties the within named bargainor, and that they as such General Partner and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of James Cowell by themselves as General Partner and _____ respectively.

Witness my hand and official seal, at office, in Nashville, Tennessee, this the 26th day of October, 1994

BETTY E. BARRETT NOTARY PUBLIC KY STATE AT LARGE

Betty E. Barrett
Notary Public

My Commission Expires:

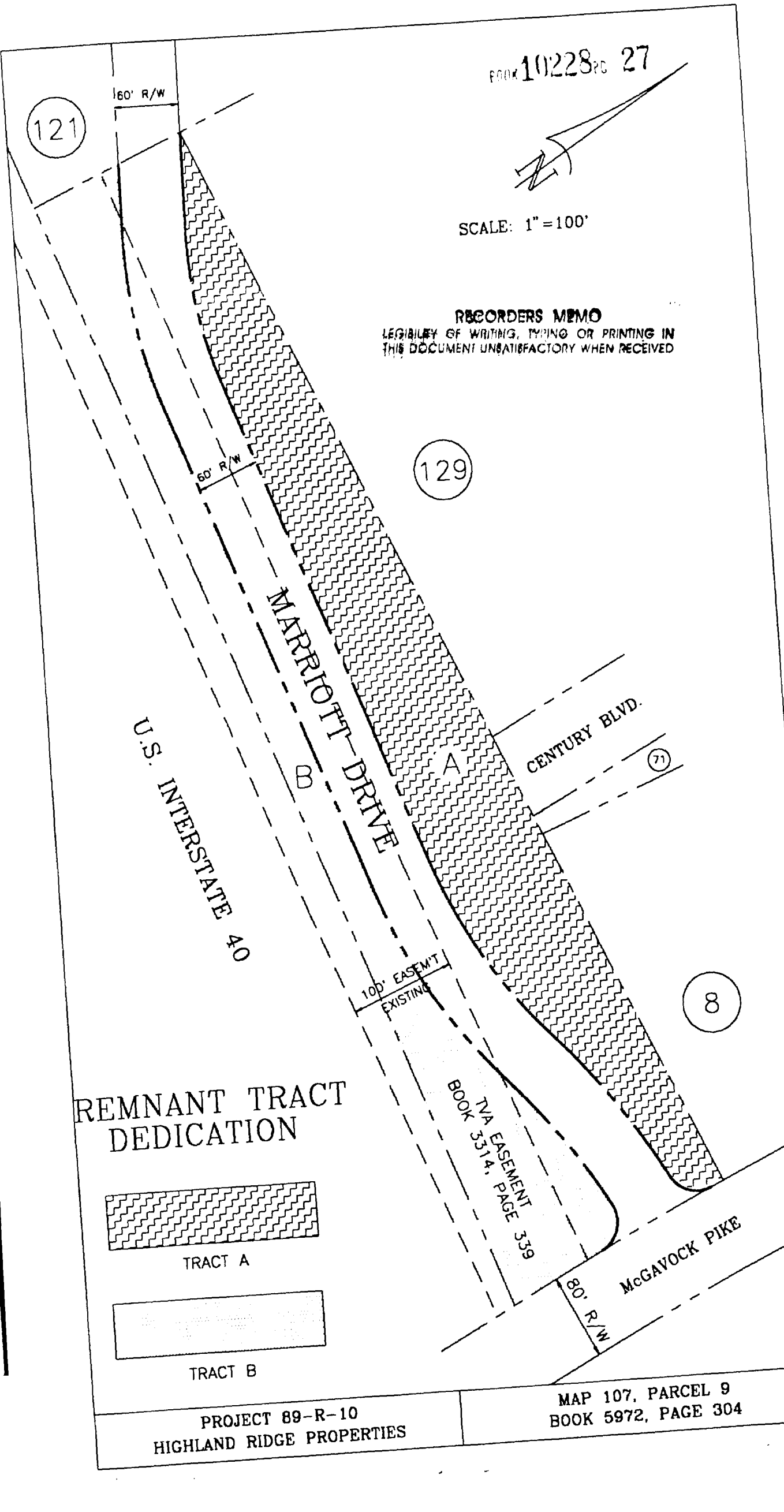
11-7-94

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96 OCT 17 AM 10:40
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0237016
IDENTIF. ✦ REFERENCE

BOOK 10228 PG 27



SCALE: 1" = 100'

RECORDERS MEMO

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

PROJECT 89-R-10 HIGHLAND RIDGE PROPERTIES	MAP 107, PARCEL 9 BOOK 5972, PAGE 304