BOOK 10309 PG 89

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Hidden Falls Resort, LLC 6251 Lake Road Joelton, TN 37080	Same as New Owner	Map 20 Parcels 16 and 18

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THOMAS E. WALKER and wife, DIANE B. WALKER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto HIDDEN FALLS RESORT, LLC, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: BEGINNING at a concrete monument in the southerly margin of Lake Road, and being a corner to Scott A. Werner (deed book 7433, page 433); thence, leaving said road and with said Werner for the next eight calls as follows: South 06 deg. 36' 36" West for a distance of 22.90 feet to a point; thence, South 64 deg. 30' 34" East for a distance of 98.00 feet to a point; thence, South 61 deg. 30' 34" East for a distance of 107.00 feet to a point; thence, South 54 deg. 30' 34" East for a distance of 62.00 feet to a point; thence, South 73 deg. 29' 26" West for a distance of 170.00 feet to a point; thence, South 47 deg. 49' 16" West for a distance of 513.82 feet to a point; thence, South 23 deg. 36' 26" West for a distance of 287.00 feet to a point; thence, South 38 deg. 59' 26" West for a distance of 613.00 feet to a point near the corner of said Werner, and Steven C. Zeitlin; thence, with said Zeitlin for the next five calls as follows: North 56 deg. 23' 34" West for a distance of 120.00 feet to a point; thence, South 78 deg. 29' 26" West for a distance of 247.00 feet to a point; thence, North 60 deg. 15' 15" West for a distance of 250.00 feet to a point in Marrowbone Creek; thence, with said creek, North 38 deg. 15' 15" West for a distance of 214.00 feet to a point; thence, continuing with said creek, North 69 deg. 45' 15" West for a distance of 139.00 feet to a point in said creek in the line of said Zeitlin, a corner to Steven H. Fishel; thence, leaving said creek and with the line of said Fishel for the next four calls as follows North 04 deg. 22' 12" East for a distance of 54.00 feet to an iron pin found; thence, North 79 deg. 22' 12" East for a distance of 85.05 feet to an iron pin found; thence, North 87 deg. 44' 45" East for a distance of 165.03 feet to an iron pin found; thence, South 58 deg. 38' 03" East for a distance of 81.00 feet to an iron pin set, a corner to said Fishel and in the line of Thomas E. Walker; thence with said Walker, South 25 deg. 08' 36" East for a distance of 141.00 feet to an iron post (found); thence, continuing with said Walker, North 68 deg. 51' 24" East for a distance of 57.00 feet to an iron pin set near the westerly margin of said Lake Road; thence, with the center of said road for the next seven calls as follows; South 72 deg. 47' 23" East for a distance of 22.80 feet to a point; thence, North 64 degrees 25' 21" East for a distance of 124.37 feet to a point; thence, North 56 deg. 49' 49" East for a distance of 54.56 feet to a point; thence, North 48 deg. 17' 09" East for a distance of 841.23 feet to a point; thence, North 45 deg. 41' 22" East for a distance of 87.86 feet to a point; thence, North 38 deg. 27' 17" East for a distance of 261.29 feet to a point in the center of said road; thence, North 40 deg. 08' 01" East for a distance of 107.71 feet to an iron pin set in the northerly margin of said road; thence, North 64 deg. 46' 04" East for a distance of 100.00 feet to a point in the northerly margin of said road; thence, crossing said road, South 17 deg 08' 18" East for a distance of 28.18 feet to the beginning, said property contains 12.87 acres, more or less.

BEING a part of the same property conveyed to Thomas E. Walker and wife, Diane B. Walker, by deed from James E. Brown, relinquishing his life estate, of record in Book 8889, page 192, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated December 10, 1996, by Ray G. Cole, Registered Land Surveyor, No. 924.

The current mailing address for said property is 6251 Lake Road, Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors or assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Easement for septic tank and overflow field to Bobby Nash of record in Book 6609, page 505, said Register's Office.

3. Memorandum of Lease/Location Agreement between Thomas E. Walker, Owner and LunkerLake Productions, Inc., Producer, of record in Book 10168, page 4, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 31st day of December, 1996.

"GRANTORS"

Thomas E. Walker

THOMAS E. WALKER

Diane B. Walker

DIANE B. WALKER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. WALKER and wife, DIANE B. WALKER, 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, at office, this the 31st day of December, 1996.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
SEPTEMBER 17, 1997

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $341,500.00.

Affiant

Sworn to and subscribed before me, this the 31st day of December, 1996.

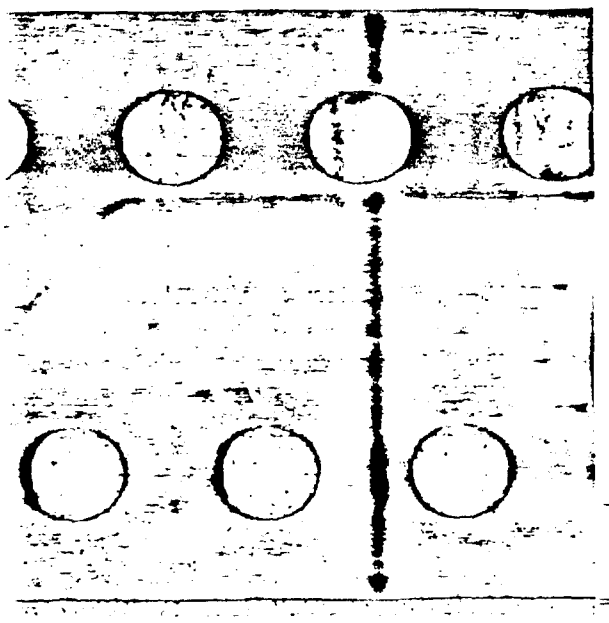
NOTARY PUBLIC 1/29/2000

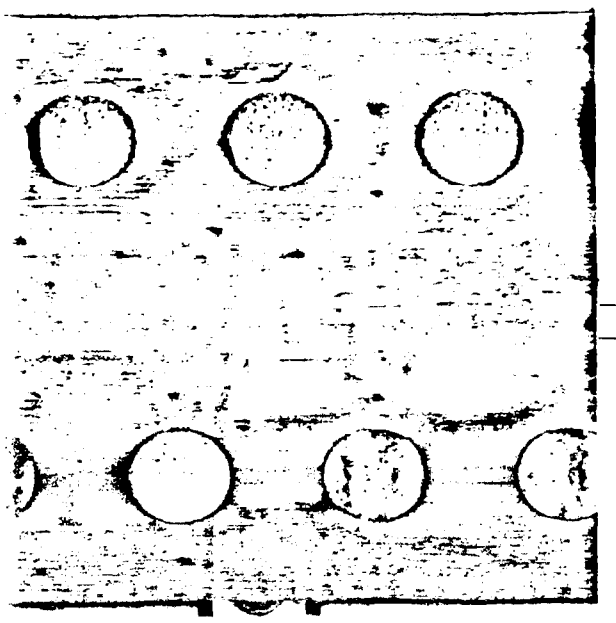
0261085
IDENTIF. ↑ REFERENCE

97 JAN -2 PM 3:26

REGISTER
DAVIDSON COUNTY, TN.

1543 01/02 0101 03CHECK 1276.55





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			CHRT	
				341500.00
			CON TX	1263.55
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1276.55
			CHECK	1276.55
01/02/97	01	15:28 0001		1548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02610 85
IDENTIF. # REFERENCE

97 JAN -2 PM 3:2[illegible]
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 1104095