This Instrument prepared by:

GREENE & GREENE
323 Union Street
Nashville, Tennessee 37201

BOOK 10468 PG 21

Send Tax Bills to New Owner at:

HARPETH VALLEY UTILTIES DISTRICT OF
DAVIDSON & WILLIAMSON COUNTIES, TENNESSEE
5910 River Road
Nashville, Tennessee 37209

Map 102
Parcel 1
13D-47690

GENERAL WARRANTY DEED

THAT MARY JOYCE LYNCH and TOM B. HARRIS, JR. and J. MURRAY HILL, II, CO-EXECUTORS OF THE ESTATE OF HOYT G. HILL, deceased (herein called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by HARPETH VALLEY UTILITIES DISTRICT OF DAVIDSON AND WILLIAMSON COUNTIES, TENNESSEE (herein called the "Grantee"), its successors and assigns, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on the attached Exhibit A, together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon, subject to the matters set forth on the attached Exhibit B ("Permitted Exceptions") (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures and subject only to the Permitted Exceptions, being hereinafter collectively called the "Property"):

See Exhibit A attached hereto

This is improved property more commonly known as 4063 Old Hickory Boulevard, Nashville, Tennessee 37218.

J. B. Lynch, husband of Mary Joyce Lynch, joins in this conveyance for the express purpose of conveying any marital rights which he may have in said property, now or in the future.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenants with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple of the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantors as of the _____ day of May, 1997.

GRANTORS:

Mary Joyce Lynch

Tom B. Harris, Jr., Co-Executor

J. B. Lynch

J. Murray Hill, II, Co-Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10468 PG 22

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Joyce Lynch and J.B. Lynch, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this 22nd day of May, 1997.

NOTARY PUBLIC

JEFFREY A. GREENE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
March 21, 1998

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, Tom B. Harris, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Co-Executor of the Estate of Hoyt G. Hill, deceased, the Grantor, and is authorized by such Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 22 day of May, 1997.

NOTARY PUBLIC

PAULA S. COOMBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
11-27-99

STATE OF Colorado)
)
COUNTY OF Boulder)

Personally appeared before me, a Notary Public, J. Murray Hill, II, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Co-Executor of the Estate of Hoyt G. Hill, deceased, the Grantor, and is authorized by such Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 21st day of May, 1997.

NOTARY PUBLIC

ELIZABETH A PEELER NOTARY PUBLIC STATE OF COLORADO

MY COMMISSION EXPIRES
December 26, 1999

ELIZABETH A PEELER
Notary Public
State of Colorado

My Commission Expires:
Dec. 26, 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is Six Hundred Thirty Thousand Nine Hundred Ninety One and 50 ~~no~~/100 Dollars ($630,991.50).

AFFIANT

Sworn to and subscribed before me
this 27th day of May, 1997.

Notary Public

My Commission Expires:
February 27, 1999

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Property Description

BEING LAND IN THE SECOND CIVIL DISTRICT, FIRST COUNCILMANIC DISTRICT, IN NASHVILLE, DAVIDSON, COUNTY, TENNESSEE. BEING GENERALLY LOCATED IN BELLS BEND AND BEING SOUTH OF OLD HICKORY BOULEVARD AND 1.2 MILES WEST OF CLEECES FERRY MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF OLD HICKORY BOULEVARD SAID POINT BEING AT THE NORTHEAST CORNER OF PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT IN BOOK 9631, PAGE 976 R.O.D.C.

THENCE, S 01°57'12" E, 29.32 FEET TO AN IRON PIN SET IN CONCRETE AT THE TRUE POINT OF BEGINNING ON THE SOUTHERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD.

THENCE, WITH SAID RIGHT-OF-WAY S 82°31'46" E, 539.92 FEET TO AN IRON PIN SET ON THE WEST LINE OF THE PROPERTY CONVEYED TO MABLE A.B. HIGHTOWER AND KAROLE B. PINSON IN WILL BOOK 177, PAGE 678, R.O.D.C.

THENCE WITH SAID MABLE A.B. HIGHTOWER AND KAROLE B. PINSON WEST LINE THE FOLLOWING CALLS:

S 05°30'34" W, 131.27 FEET TO A SET IRON PIN
S 24°51'26" E, 54.00 FEET TO A SET IRON PIN
S 04°34'26" E, 126.55 FEET TO A SET IRON PIN
S 14°37'34" W, 116.60 FEET TO A SET IRON PIN
S 10°24'26" E, 133.57 FEET TO A SET IRON PIN
S 24°37'26" E, 108.98 FEET TO A SET IRON PIN
S 39°25'26" E, 162.00 FEET TO A SET IRON PIN
S 54°07'26" E, 162.00 FEET TO A POINT
S 23°10'26" E, 145.70 FEET TO A SET IRON PIN
S 07°30'05" E, 2,857.15 FEET TO AN IRON PIN (OLD) ON A WITNESS LINE

THENCE, S 07°30'05" E, 101.39 FEET TO A POINT IN THE CUMBERLAND RIVER.

THENCE, WITH THE RIVER THE FOLLOWING CALLS:

S 34°36'34" W, 85.00 FEET TO A POINT
N 75°17'26" W, 1,108.00 FEET TO A POINT
N 76°17'26" W, 30.00 FEET TO A POINT

THENCE, LEAVING SAID RIVER WITH THE EAST LINE OF THE PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT AS OF RECORD IN BOOK 9631,PAGE 976, R.O.D.C. N 01°56'14" W, 181.86 FEET TO A SET IRON PIN ON A WITNESS LINE

THENCE, WITH SAID METROPOLITAN GOVERNMENT'S EAST LINE N 01°56'14" W, 3,578.45 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LAND.

CONTAINING: 3,457,362 SQUARE FEET OR 79.37 ACRES, MORE OR LESS.

According to a survey dated March 27, 1997, as revised April 7, 1997, and May 16, 1997 (File No. 11576-77) by Barge Waggoner Sumner & Cannon.

Being the same property conveyed to Hoyt G. Hill and Roger B. Burrus by deed from McDowell Development Corporation, a Tennessee corporation, of record in book 5830, page 828, Register's Office for Davidson County, Tennessee.

The said Roger B. Burrus having since died. By quitclaim deed of record in book 9833, page 862, register's office for said county, Mary Joyce Niederhauser Burrus, Executrix of the estate of Roger B. Burrus, conveyed the one-half undivided interest of Roger B. Burrus, to Mary Joyce Lynch.

The said Hoyt G. Hill having since died testate, and pursuant to the Last Will and Testament of Hoyt G. Hill, deceased, Tom B. Harris, Jr. and J. Murray Hill, II, were named co-executors of his estate and empowered to convey his one-half interest in subject property.

EXHIBIT "B"

BOOK 10468 PG 24

Permitted Exceptions

1. An easement granted the Tennessee Electric Power Company by W. G. Buchanan by instrument of record in Book 787, page 67, Register's Office for Davidson County, Tennessee.

2. A perpetual easement and right to flood the portion of the property lying generally below the 390 foot contour level, which perpetual easement and right were condemned and taken by a judgment granted the United State of America in the case of United State of America v. 170.07 acres of land, more or less, situated in Davidson County, Tennessee, et al., Civil Action No. 1727, in the United States District Court for the Middle District of Tennessee, Nashville Division, a certified copy of which judgment is of record in Book 2155, page 311, said Register's Office.

3. Easement for the right-of-way of Old Hickory Boulevard, including such additional right-of-way as is set forth in the master plan for the development of Old Hickory Boulevard of record in Book 5200, page 290, said Register's Office.

4. Easement for the flow of the Cumberland River.

5. Application for Greenbelt Assessment - Agricultural - of record in Book 8855, page 892, Register's Office for Davidson County, Tennessee.

0309000
IDENTIF. & REFERENCE
PICK-UP
97 MAY 27 PM 4:08
DAVIDSON COUNTY, TN.

JAG\f5

5557 05/27 0101 03CHECK 16.00