bot 14-A

THIS INSTRUMENT PREPARED BY:

BK 1546 PG 920

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Jones Land Company, LLC<br>133 Holiday Court<br>Suite 200<br>Franklin, TN 37067 | New Owner | Map 156<br>Parcel 117 |

BOOK 10544 PG 401

**WARRANTY DEED**

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **NEIL ROBERTSON and wife, ANNIE K. ROBERTSON**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JONES LAND COMPANY, LLC**, hereinafter called the Grantee, its successors and assigns, certain land in Davidson and Williamson Counties, State of Tennessee, described as follows, to-wit:

Being a parcel of land lying partly in the Second Civil District of Davidson County, Tennessee, and partly in Williamson County, Tennessee, located on the easterly side of Temple Road, described according to a survey of Barge, Waggoner, Sumner and Cannon, dated December 3, 1985, as follows:

BEGINNING at a point in the easterly margin of Temple Road, said point being southerly 505 feet, more or less, from the southerly margin of Harding Pike (Highway 100), as measured along said easterly margin of Temple Road; thence, leaving said easterly margin of Temple Road with the southerly line of the property conveyed to Erlon E. Taylor by deeds of record in Book 3938, page 380, Book 4450, page 596, and Book 4450, page 598, Register's Office for Davidson County, Tennessee, S 65° 09' 53" E, 250.00 feet to a point; thence, with the easterly line of said Taylor Property, said line as of record in Book 6761, page 400, Register's Office for Davidson County, Tennessee, N 23° 19' E, 276.15 feet to an iron pin at the southeast corner of the John T. Marler, Jr., property, acquired by deed of record in Book 2039, page 241, Register's Office for Davidson County, Tennessee, and retained by deed of record in Book 6656, page 537, Register's Office for Davidson County, Tennessee, thence with the easterly line of said Marler property, N 19° 52' 39" E, 271.44 feet to a point in the centerline of a farm road; thence, with said centerline of a farm road the following calls: S 76° 38' 40" E, 96.56 feet to an iron pin; S 85° 28' 35" E, 534.02 feet to an iron pin; S 88° 39' 01" E, 1,209.77 feet to an iron pin; thence, leaving said centerline with the westerly line of the property conveyed to Rosa Warren Jordan by deed of record in Book 1195, page 114, Register's Office for Davidson County, Tennessee, and a portion of the westerly line of the property conveyed to John E. Mansfield by deed of record in Book 135, page 433, Register's Office for Williamson County, Tennessee, the following calls: S 06° 20' 43" E, 189.59 feet to an iron pin; S 00° 56' 51" E, 247.57 feet to an iron pin; S 06° 59' 07" E, 272.41 feet to an iron pin; S 03° 18' 55" E, 145.69 feet to a fence corner; thence, leaving said westerly line of the aforementioned Mansfield property within the northerly line of the property conveyed to Harry C. Frith, Jr., by deed of record in Book 140, page 350, Register's Office for Williamson County, Tennessee, Railroad Services, Inc., by deed of record in Book 6329, page 783, Register's Office for Davidson County, Tennessee, M. A. Webb by deed of record in Book 5424, Page 825, Register's Office for Davidson County, Tennessee, and Clifton J. Whitehead, Jr., by deed of record in Book 6761, page 397, Register's Office for Davidson County, Tennessee, the following calls: N 81° 44' 25" W, 186.07 feet to an iron pin; N 85° 48' 46" W, 320.37 feet to an iron pin; N 88° 07' 33" W, 211.69 feet to a fence post; N 86° 41' 46" W, 156.05 feet to a fence post; N 87° 50' 46" W, 81.41 feet to an iron pin; N 85° 17' 25" W, 135.53 feet to an iron pin; N 88° 03' 45" W, 320.96 feet to an iron pin; N 85° 37' 58" W, 178.33 feet to an iron pin; N 85° 16' 45" W, 537.05 feet to a fence corner; N 75° 20' 16" W, 326.40 feet to an iron pin on the easterly margin of Temple Road; thence, with said easterly margin of Temple Road

the following calls: N 15° 16' 26" E, 27.20 feet to an iron pin; N 18° 10' E, 100.00 feet to an iron pin; N 19° 50' E, 200.00 feet to the point of beginning; containing 1,708,274 square feet, or 39.22 acres, more or less.

Included in the above description, but expressly excluded therefrom are Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 46 as shown on the Plan of Templegate, Section Two, as of record in Book 6250, Page 870 as later amended in Book 6900, Page 102, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This unimproved tract is generally located east and south of Temple Road and south of State Highway 100.

THIS being part of the same property conveyed to Neil Robertson and wife, Annie K. Robertson by deed from Charles R. Pullen, Successor Trustee, recorded in Book 9980, page 153, Register's Office for Davidson County, Tennessee and also recorded in Book 1546, page 915, Register's Office for Williamson County, Tennessee.

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 and assigns, forever; and Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 23rd day of July, 1997.

Neil Robertson

Annie K. Robertson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

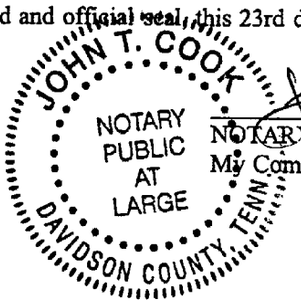
Subscribed and sworn to before me this 23rd day of July, 1997.

Notary Public
My commission expires: 5-27-01

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neil Robertson and wife, Annie K. Robertson, the bargainors, 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, this 23rd day of July, 1997.




NOTARY PUBLIC
My Commission Expires: 5/27/01

TEMPLE.WD

**Exhibit "A"**

Permitted Exceptions

BOOK 10544 PG 404

1. Taxes for the year 1997 and subsequent years, a lien not yet due and payable.

2. Restrictive Covenants contained in instrument of record in Book 6766, page 754, Register's Office for Davidson County, Tennessee.

State of Tennessee, County of WILLIAMSON
Received for record the 25 day of
JULY 1997 at 8:53 AM. (RECH 228239)
Recorded in official records
Book 1546 Page 920- 923
Notebook 58 Page 209
State Tax $ 1517.00 Clerks Fee $ 1.00,
Recording $ 16.00, Total $ 1534.00,
Register of Deeds SADIE WADE
Deputy Register

TEMPLE.WD

9442 07/28 0101 03CHECK 16.00

0330821
IDENTIFICATION REFERENCE

97 JUL 28 PM 1:58
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.