This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

file for 21-A

WARRANTY DEED

BOOK 10584 PG 507

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee P.O. Box 210319 Nashville, Tennessee 37221	Same	102-4

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BELL'S BEND FARMS, INC., a Tennessee corporation (the "Grantor") has bargained and sold and by these presents does transfer and convey unto the said HARPETH VALLEY UTILITIES DISTRICT OF DAVIDSON AND WILLIAMSON COUNTIES, TENNESSEE (the "Grantee"), its successors, representatives and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

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, representatives and assigns, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as follows:

1. Current year real property taxes, a lien but not yet due and payable;

2. Easement(s) to Tennessee Electric Power Company, as set forth in instrument recorded in Book 787, page 54, in the Register's Office for Davidson County, Tennessee;

3. Easement for Tennessee Valley Authority lines crossing property as shown on tax map;

4. The nature or extent of riparian rights;

5. Any portion of the property lying below the mean low water mark of Cumberland River;

6. Rights of U.S.A., the State of Tennessee, and the public generally below the mean high water mark of Cumberland River;

7. Such items as may be shown on the survey dated August 7, 1997, as revised August 22, 1997, entitled "Bells Bend Farms, Inc.," prepared by Barge, Waggoner, Sumner and Cannon, Inc.

And Grantor does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors, representatives and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 27th day of August, 1997.

BELL'S BEND FARMS, INC.

BY: Louise C. Kitchell

Title: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louise C. Kitchell, 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 she is the Secretary of BELL'S BEND FARMS, INC., a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 27th day of August, 1997.

NOTARY PUBLIC
My Commission Expires: 5/23/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,366,764.00.

Affiant

Subscribed and sworn before me this 27th day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 5/23/98

0342091

IDENTIFICATION REFERENCE

97 AUG 27 PM 3:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1731 08/27 0101 03CHECK 12.00

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EXHIBIT "A"

Legal Description
(Parcel No. 4)

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 one mile 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 Roy Conway Flowers as recorded in Book 9589, page 586, R.O.D.C.;

Thence, leaving said center line of Old Hickory Boulevard S 24 degrees 01' 59" E, 34.82 feet to an existing iron pin in the southerly right-of-way of Old Hickory Boulevard being the true point of beginning.

Thence, with said right-of-way the following calls:
S 84 degrees 51' 06" E, 427.16 feet to a set iron pin;
S 87 degrees 17' 51" E, 670.62 feet to an iron pin (old) at the northwest corner of property conveyed to Fred E. Cowden, Jr., and Carmen J. Wilds as recorded in Book 7338, page 004, R.O.D.C.;

Thence, leaving said right-of-way with Fred E. Cowden's line the following calls:
S 02 degrees 25' 47" W, 726.01 feet to an iron pin (old);
S 87 degrees 34' 20" E, 299.97 feet to an iron pin (old);
N 02 degrees 26' 08" E, 725.98 feet to an iron pin (old) on the southerly right-of-way of Old Hickory Boulevard;

Thence, with said right-of-way the following calls:
S 87 degrees 17' 40" E, 543.79 feet to an iron pin (new);
S 85 degrees 22' 36" E, 311.84 feet to an iron pin (new);
S 81 degrees 39' 46" E, 352.03 feet to an iron pin (old) at the northwest corner of 5-T Enterprises Inc. as recorded in Book 6985, page 263, R.O.D.C.;

Thence, leaving said right-of-way with 5-T Enterprises Inc. west line the following calls:
S 16 degrees 24' 57" W, 755.20 feet to an iron pin (old);
S 61 degrees 12' 42" E, 403.82 feet to an iron pin (old);
S 49 degrees 18' 35" E, 540.42 feet to an iron pin (old);
S 37 degrees 37' 24" W, 400.00 feet to an iron pin (new);
S 43 degrees 25' 22" W, 236.10 feet to an iron pin (new);
S 36 degrees 05' 53" E, 1,381.74 feet to an iron pin (new) set on a witness line
S 36 degrees 05' 53" E, 94.00 feet to a point in the low waterline of the Cumberland River;

Thence, with the same low waterline the following calls:
S 46 degrees 17' 24" W, 70.00 feet to a point;
S 55 degrees 32' 24" W, 600.00 feet to a point;
S 67 degrees 17' 24" W, 500.00 feet to a point;
S 73 degrees 17' 24" W, 341.00 feet to a point;
S 77 degrees 47' 24" W, 525.00 feet to a point;

Thence, leaving said low waterline with Roy Conway Flowers east line as recorded in Book 9589, page 586, R.O.D.C., N 29 degrees 52' 27" W, 120.93 feet to an iron pin (old) on a witness line;

Thence, continuing with Roy Conway Flowers east line N 24 degrees 01' 59" W, 4,184.33 feet to the true point of beginning.

Containing 7,488,897 square feet or 171.92 acres, more or less.

Being part of the same property conveyed to Bell's Bend Farms, Inc., by deed of record in Book 7092, page 452, Register's Office for Davidson County, Tennessee.