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

File Box 214

WARRANTY DEED

POR 10593 PG 737

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	102-3 4286 09/03 0101 03CHECK 12.00

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, ROY CONWAY FLOWERS, an unmarried man (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 his 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, his heirs, successors, representatives and assigns, forever. And Grantor does covenant with the said Grantee that he 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 67, in the Register's Office for Davidson County, Tennessee;

3. Judgment of Declaration of Taking of record in Book 2155, page 311, said Register's Office;

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. Easement for the flow of the Cumberland River;

7. Such items as may be shown on the survey dated August 22, 1997, revised August 25, 1997, entitled "Roy Conway Flowers" prepared by Barge, Waggoner, Sumner and Cannon, Inc.

And Grantor does further covenant and bind himelf, his heirs, 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 3rd day of SEPTEMBER, 1997.

Roy Conway Flowers
ROY CONWAY FLOWERS, an unmarried man

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY CONWAY FLOWERS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of SEPTEMBER, 1997.

Bettie Jane Clinton
NOTARY PUBLIC
My Commission Expires: 5/23/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $706,825.00.

Affiant

Subscribed and sworn before me this 3rd day of SEPTEMBER, 1997.

Bettie Jane Clinton
NOTARY PUBLIC

My Commission Expires: 5/23/98

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EXHIBIT "A"

Legal 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 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 Mable A. B. Hightower & Karole B. Pinson, as recorded in Will Book 177, page 678, Probate Court Clerk's Office for Davidson County, Tennessee;

Thence, leaving said center line of Old Hickory Boulevard S 06 degrees 43' 48" W, 30.00 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 S 82 degrres 40' 39" E 517.36 feet to an iron pin (old);

Thence, leaving said right-of-way with Bells Bend Farms, Inc., west line as of record in Book 7092, page 452, R.O.D.C., the following calls:
S 24 degrees 01' 59" E, 4184.33 feet to an iron pin (old) on a witness line;
S 29 degrees 52' 27" E, 120.93 feet to a point on the low water line of the Cumberland River;

Thence, with said low water line S 84 degrees 00' 06" W 944.20 feet to a point;

Thence, leaving said low water line with the East line of said Mable A. B. Hightower & Karole B. Pinson, the following calls:

N 18 degrees 48' 09" W 133.44 feet to an iron pin (old) on a witness line;
N 20 degrees 08' 12" W 3874.98 feet to an iron pin (old);
N 06 degrees 43' 48" E 328.89 feet to the true point of beginning.

Containing 3,201,745 square feet or 73.50 acres, more or less.

Being the same property conveyed to Roy Conway Flowers, by deed of record in Book 9551, page 57, re-recorded in Book 9585, page 292, re-re-recorded in Book 9589, page 586, Register's Office for Davidson County, Tennessee.

03444 70
IDENTIFICATION REFERENCE

07 SEP -3 PM 3:01
REGISTER
DAVIDSON COUNTY, TN