THIS INSTRUMENT PREPARED BY:
John L. Van Cleave, Esq.
Watkins, McGugin, McNeilly
& Rowan, P.L.L.C.
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

PAGE 10594 421

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee P.O. Box 210319 Nashville, TN 37221-0319	Same	Map: 102 Par: 2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $635,554.50.

Affiant ASSISTANT GENERAL MANAGER, HARPETH VALLEY UTILITIES DISTRICT

SUBSCRIBED AND SWORN to before me this 3rd day of September, 1997.

Notary Public
My Commission Expires: 11-22-97

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MABEL ANNE BUCHANAN HIGHTOWER and KAROLE SUMNER BUCHANAN PINSON, hereinafter "Grantors", have this day bargained and sold and do hereby transfer and convey unto HARPETH VALLEY UTILITIES DISTRICT OF DAVIDSON AND WILLIAMSON COUNTIES, TENNESSEE, its successors and assigns, hereinafter "Grantee", that certain real estate in Davidson County, Tennessee, more particularly described as follows:

Being land in the Second Civil District, First Councilmanic District of 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 fully described according to a "Property Line" survey prepared by Wendell H. Talley, Sr., License No. 785, of Barge, Waggoner, Sumner & Cannon dated August 4, 1997, File No. 11576-77, last revised September 2, 1997 as follows:

Commencing at a point in the center of Old Hickory Boulevard said point being at the northeast corner of property conveyed to Hoyt G. Hill and Roger B. Burrus in Book 5830, page 828, R.O.D.C.

Thence S 05° 30' 34" W. 30.00 feet to an iron pin at the true point of beginning on the southerly right-of-way of Old Hickory Boulevard.

Thence, with said right-of-way S 82° 46' 27" E, 632.09 feet to an iron pin set on the northwest line of the property conveyed to Roy Conway Flowers in Book 9589, page 586, R.O.D.C.

Thence, with said Roy Conway Flowers west line the following calls:

S 06° 43' 48" W, 328.89' feet to a set iron pin
S 20° 08' 12" E. 3874.98' feet to a set iron pin on a witness line

S 18° 48′ 09" E 133.44′ feet to a point in the low water line of the Cumberland River

Thence, with said low water line the following calls:

N 87° 17′ 27" W 400.00′ feet to a point
N 81° 17′ 27" W 500.00′ feet to a point
N 75° 17′ 27" W 392.00 feet to the southeast corner of Hoyt G. Hill and Roger B. Burrus as of record in Book 5830, page 828, R.O.D.C.

Thence, leaving said low water line with the east line of Hoyt G. Hill an Roger B. Burrus the following calls:

N 34° 36′ 34" E 85.00′ feet to a point
N 07° 30′ 05" W 101.39′ feet to a found iron pin on a witness line
N 07° 30′ 05" W 2857.15′ feet to a found iron pin
N 23° 10′ 26" W, 145.70′ feet to a found iron pin
N 54° 07′ 26" W, 162.00′ feet to a point
N 39° 25′ 26" W, 162.00′ feet to a found iron pin
N 24° 37′ 26" W, 108.98′ feet to a found iron pin
N 10° 24′ 26" W, 133.57′ feet to a found iron pin
N 14° 37′ 34" E, 116.60′ feet to a found iron pin
N 04° 34′ 26" W, 126.55′ feet to a found iron pin
N 24° 51′ 26" W, 54.00′ feet to a found iron pin
N 05° 30′ 34" E, 131.27′ feet to the true point of beginning.

Containing 3,071,334 square feet or 70.51 acres, more or less.

Being the same property conveyed to George S. Buchanan by Partition Deed of record in Book 2278, page 524, Register's Office for Davidson County, Tennessee. The said George S. Buchanan died testate and by will of record in Will Book 152, page 21, Probate Court of Davidson County, Tennessee, devised the above described property to Sue Fletcher Buchanan. The said Sue Fletcher Buchanan died testate and devised the above described property to Mabel Anne Buchanan Hightower and Karole Sumner Buchanan Pinson by Last Will and Testament of record in Will Book 177, page 678, Probate Court of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Real property taxes for 1997, a lien not yet due and payable, which taxes will be paid by Grantees through the date hereof, Grantor being a tax-exempt entity;

2. Flowage Easement for Cheatham County Lock and Dam Project, Cumberland River, Tennessee;

3. Title to property within right of way of Old Hickory Boulevard;

4. Rights of United States, other governmental entities, the public and other riparian owners in that part of the land lying within the bounds, as established by the mean high water mark of the Cumberland River;

5. Unrecorded Residential Lease Agreement between Grantors, as landlord, and Mark and Sabrina Cowden, dated October 1, 1996;

6. A portion of the property lies within a Special Flood Plain Area as per Federal Emergency Management Agency Community Map No. 470040 0143D dated June 2, 1993;

7. Matters shown on the "Property Line" survey prepared by Wendell H. Talley, Sr., License No. 785, of Barge,

Waggoner, Sumner & Cannon dated August 4, 1997, File No. 11576-77, last revised September 2, 1997;

8. Zoning laws and municipal regulations, if any, applicable to the property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein stated.

Grantors further covenant and bind themselves, their heirs, personal representatives and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, except as herein stated.

WITNESS our hands this 3 day of Sept., 1997.

Mabel Anne Buchanan Hightower
MABEL ANNE BUCHANAN HIGHTOWER

Karole Sumner Buchanan Pinson
KAROLE SUMNER BUCHANAN PINSON

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MABEL ANNE BUCHANAN HIGHTOWER and KAROLE SUMNER BUCHANAN PINSON, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of September, 1997.

Connie Tomlinson
Notary Public

My Commission Expires:

11-22-97

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IDENTIF. & REFERENCE

97 SEP -3 PM 4:20

REGISTER
DAVIDSON COUNTY, TN

PICK-UP

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