File Box 21-A

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

WARRANTY DEED

BOOK 10751 PG 539

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	102-76

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, CARMEN M. COWDEN, formerly known as CARMEN J. WILDS (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 her right, title and interest in and to her one-half (1/2) undivided 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 her one-half undivided interest in 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 she is lawfully seized and possessed of a one-half undivided interest in 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. Such items as may be shown on the survey dated August 9, 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 herself, her 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 11th day of December, 1997.

Carmen M Cowden
CARMEN M. COWDEN, formerly known as
CARMEN J. WILDS

0388291
IDENTIF. & REFERENCE

98 JAN -8 PM 12:34
REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 11th day of December, 1997.

Jana D. Cullum
NOTARY PUBLIC
My Commission Expires: May 28, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $100,000.00.

Affiant

Subscribed and sworn before me this 7th day of JANUARY, 1997.

NOTARY PUBLIC

My Commission Expires: 5-23-98

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EXHIBIT "A"

Legal Description
(Parcel No. 76)

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;

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 true point of beginning;

Thence, continuing with said right-of-way S 87 degrees 34' 01" E 300.04 feet to an iron pin (old);

Thence, leaving said right-of-way with Bells Bend Farm, Inc. line the following calls:
S 02 degrees 26' 08" W, 725.98 feet to an iron pin (old);
N 87 degrees 34' 20" W, 299.97 feet to an iron pin (old);
N 02 degrees 25' 47" E, 726.01 feet to an iron pin (old); to the point of beginning.

Containing 217,803 square feet or 5.00 acres more or less.

Being the same property conveyed to Fred E. Cowden, Jr., as to a 1/2 undivided interest, and Carmen J. Wilds, as to a 1/2 undivided interest, by deed of record in Book 7338, page 4, in the Register's Office for Davidson County, Tennessee, the said Fred E. Cowden, Jr., having since died. His 1/2 undivided interest is now vested in the Fred E. Cowden, Sr., Executor of the Estate of Fred E. Cowden, Jr., Probate No. 96P1868, Probate Court for Davidson County, Tennessee.

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