WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 1998. Notary Public MY COMMISSION EXPIRES: January 27, 2001 (AFFIX SEAL)
RECORDERS MEMO LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED	

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, PLLC, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfa Development, LLC	Alfa Development, LLC c/o Lisa Telwar	160-01 120.00 CH
(NAME)	(NAME)	
9 Chestnut Street, PO Box 190	7104 Crossroads Blvd., Ste 123	
(ADDRESS)	(ADDRESS)	
Georgetown, DE 19947	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. Harold Shedd, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfa Development, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, adjoining or in the Village of Brentwood, and being more particularly described as follows:

Beginning at a point on the right-of-way of the Nashville and Decatur Railroad 3 poles south of corner of railroad right-of-way and Scales' property; thence north 45 deg. west 3 poles to said corner; thence north 1 deg. east 38 poles to a stake; thence north 89 1/2 deg. west 34 poles to a stake near an ash stump in the margin of an avenue; thence with the east margin of said avenue south 23 deg. west 15 poles to a stake; thence in a straight line to the beginning, containing 7 acres, more or less.

Excluded therefrom is a tract of land conveyed to the State of Tennessee by deed from Tom Phillips and wife, Pearl Phillips, Joe Phillips, Mitchell Phillips, Walter Phillips, Marion Phillips, and Carolyn Phillips Waller and Mattie Phillips, widow of Joe Phillips of record in Book 3827, Page 217, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the boundary line between the lands of Phillips and Sudekum, Phillips southern most corner, and in the Northwest right-of-way line of present U.S. Highway #31, and runs with said boundary line North 87 deg. 35 minutes West 172 feet to a point; thence with a line which is Northwest of and at all points 100 feet from the centerline of the proposed relocated U.S. Highway #31, in a Northwesterly direction 269 feet to a point; thence North 44 deg. 28 minutes East, 45 feet to a point in Phillips east boundary line; thence with said boundary line southerly 270 feet to a point in the present Northwest right-of-way line of U.S. Highway #31; thence, with said right-of-way in a southwesterly direction 78 feet to the point of beginning, containing 0.74 acres, more or less. Said above described land is conveyed fee simple. It is to be used for the construction of a controlled access highway and all right of ingress and egress to, from and across the same to and from abutting lands is hereby conveyed, however, the grantors will have right of access to relocated U.S. Highway #31, only, which will be constructed within the Northwest margin of the above described land.

TRACT II:

LAND in Davidson County, Tennessee, being Reserved Parcel "A", as shown on the preliminary subdivision plan of Oak Hill Estates, by James L. Murphy & Co., dated September 9, 1965:

Beginning at a point on the easterly right-of-way of Forest Acres Drive, said point being the southwesterly corner of Lot 214, as recorded on the Plan of Oak Hill Estates, Section 2; thence leaving said right-of-way with the southerly line of Lot 214, South 61 deg. -04' East 300.0 feet to a point; thence with the rear of Lot 214, North 30 deg -28' East 172.96 feet to a point, thence with the rear of Lot 212, as recorded on the Plan of Oak Hill Estates, Section 2, North 85 deg. -00' East 219.0 feet to a point, thence with the rear of Lots 210 and 211, as recorded on said Plan, North 55 deg -30' East, 470.18 feet to a point; thence with a portion of the rear line of 209, as recorded on said plan, North 15 deg -51' East 44.37 feet to a point, thence with the southerly line of Lot 193, as recorded in the Plan of Addition to Section 1, Oak Hill Estates, South 75 deg -35' East 462.0 feet to a point on the westerly right-of-way of Franklin Road, thence with the said right-of-way, South 14 deg -25' West 126.3 feet to a point,

thence continuing with said right-of-way South 34 deg. -15' West 420.1 feet to a point; thence continuing with said right-of-way, South 44 deg. -31' West 910.9 feet to a point; thence leaving said right-of-way with the original boundary of Oak Hill Estates, North 5 deg. -36' East, 306.2 feet to a point; thence North 83 deg. -02' West 468 feet more or less to a point; thence leaving said boundary and with the rear of Lot 217 as recorded on the Plan of Oak Hill Estates, Section 2, North 15 deg. -00' East 84.23 feet to a point, thence with the rear of Lot 216, as recorded on said Plan, North 32 deg. -23' East, 150 feet to a point; thence with the rear of Lot 215, as recorded on said Plan, North 32 deg. -19' East 155.98 feet to a point; thence with the northerly line of Lot 215, North 58 deg. -34' West 300.0 feet to a point on the easterly right-of-way of Forest Acres Drive; thence with said right-of-way being a curve to the left having a radius of 1145.19 feet and in a general northeasterly direction a distance of 50.0 feet to the point of beginning, and containing 17.6 acres, more or less.

TRACT III

LAND in Davidson County, Tennessee, being described as follows:

Beginning at a point on the northerly right-of-way of Lakemont Drive, said point being the southerly corner of Lot 220, as recorded on the Plan of Oak Hill Estates, Section Two; thence leaving said right-of-way and with the easterly line of Lots 220 and 219, as recorded on said Plan, North 24 deg. -49' East, 265.83 feet to a point; thence leaving said section and with the original boundary for Oak Hill Estates, South 50 deg. -38' East 526.5 feet to a point on the westerly right-of-way of Franklin Road; thence with said right-of-way South 49 deg. -15' West 175 feet more or less, to a point; thence continuing with said right-of-way South 43 deg. -30' West 18 feet more or less to a point; thence with the radius for the right-of-ways of Franklin Road and Lakemont Drive, said curve having a radius of 50 feet and a distance of 76.36 feet to a point on the northerly right-of-way of Lakemont Drive; thence with said right-of-way North 43 deg. -11' West 1.96 feet to a point; thence, continuing with said right-of-way, being a curve to the left and having a radius of 911.77 feet and in a general westerly direction 350.0 feet to the point of beginning and containing 2.6 acres, more or less.

BEING the same property conveyed to J. Harold Shedd by deed from Resolution Trust Corporation, a United States Corporation, as receiver of Metropolitan Federal Savings and Loan Association, F.A., of record in Book 8759, Page 54, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒
This is improved ☐ property, known as 5481 Franklin Pike, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of January, 1998.

J. Harold Shedd

3692 01/20 0101 03CHECK 2868.63

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jill L. Roller, a Notary Public in and for said County and State, the within named J. Harold Shedd, 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 at Nashville, Tennessee this 16th day of January, 1998.

Commission expires: January 27, 2001

Jill L. Roller — Notary Public

JILL L. ROLLER NOTARY PUBLIC

98 JAN 20 PM 3:49

REGISTER

0139 1660

RECEIPT # REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10762 PG 503

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
799900.00
CON TX 2959.63
PRFEE 1.00
WDEED 8.00
TOTAL 2968.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 2968.63

01/20/98 01 15:50 0001 3692

98 JAN 20 PM 3:49

REGISTER
DAVIDSON COUNTY, TN.

98 0091660

REFERENCE

No. 1244317