40-1

# WARRANTY DEED

BOOK 10785 PG 439

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF February, 19 98

Notary Public

MY COMMISSION EXPIRES: 6/18/99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| French River Development Co. LLC | New Owner | Map 98 |
| (NAME) | (NAME) | |
| 4004 Hillsboro Road, Suite 240 | | Parcel 139 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37215 | | |
| (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, James Henderson Hagar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO French River Development Company, LLC, a Tennessee Limited Liability Company

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:

0398038
IDENTIFICATION REFERENCE

98 FEB -6 AM 9:39
REGISTER
DAVIDSON CO. TN.

SEE ATTACHED EXHIBIT A

This conveyance is subject to the real property taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( X )
This is improved ( ) property, known as Map 098, Parcel 139, Hermitage, Tennessee 37076
(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 5th day of February, 19 98

James Henderson Hagar

James Henderson Hagar

BOOK 10785 PG 440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Henderson Hagar

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of February 19 98.

Commission expires 9/18/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

0529 02/06 0101 03CHECK

EXHIBIT "A"

A certain parcel of real property located at the northeastern corner of New Hope Road and John Hager Road in the 12th Council District of Nashville, Davidson County, Tennessee and being more particulllary described according to a survey by Walter Davidson & Associates as follows;

Beginning at a point in the Eastern right of way of New Hope Road, said point being the intersection of said right of way with the northwestern right of way of John Hager Road; thence with the right of way of New Hope Road North 08 degrees 46 minutes 00 seconds East a distance of 377.55 feet to an Iron Rod; thence leaving said right of way South 81 degrees 13 minutes 31 seconds East a distance of 478.87 feet to a point in the right of way of John Hager Road; thence South 33 degrees 02 minutes 53 seconds West a distance of 44.33 feet to a point; thence around a curve to the right having a radius of 383.05 feet, through a central angle of 20 degrees 19 minutes 56 seconds an arc distance of 135.93 feet A chord bearing of South 43 degrees 12 minutes 51 seconds West a distance of 135.22 feet to a point; thence continuing with said right of way around a curve to the right having a radius of 1028.82 feet, through a central angle of 11 degrees 45 minutes 04 seconds an arc distance of 211.01 feet a chord bearing of South 59 degrees 15 minutes 21 seconds West a distance of 210.64 feet to a point; thence continuing with said right of way South 65 degrees 07 minutes 53 seconds West a distance of 101.60 feet to a point; thence continuing with the said right of way around a curve to the right having a radius of 592.77 feet through a central angle of 04 degrees 59 minutes 45 seconds an arc distance of 51.69 feet a chord bearing of South 67 degrees 37 minutes 46 seconds West a distance of 51.67 feet to a point; thence continuing with said right of way South 70 degrees 07 minutes 39 seconds West a distance of 63.63 feet to a point; thence continuing with said right of way around a curve to the right having a radius of 25.00 feet through a central angle of 118 degrees 38 minutes 21 seconds an arc distance of 51.77 feet a chord bearing of North 50 degrees 33 minutes 11 seconds West a distance of 43.00 feet to the Point of Beginning. Containing 123124.58 square feet or 2.827 acres more or less.

Being part of the same property conveyed to James Henderson Hagar by Partition Deed from Pauline Hagar Wells, Ewell G. Hagar, James Henderson Hagar, William D. Hagar, Hilda Hagar Barnes; Henry Houston Hagar, Frances Hagar Bruce, Lucille Hagar Hall, John Robert Hagar, Louise Hagar Davis, and Ruth Hagar Boner, individually, and on behalf of his or her respective heirs and assigns, of record in Book 4970, page 31, Register's Office for Davidson County, Tennessee.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

RE# 10785 PG 442

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| CANT | 80000.00 |
| CON TX | 296.00 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 309.00 |
| CHECK | 309.00 |

02/06/98 01 09:43 0001 0529

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0398038
IDENTIFICATION REFERENCE
98 FEB -6 AM 9:39
REGISTER
DAVIDSON CO. TN.

**No.** 1251076