57

This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-0091

BOOK 10954 PG 301

WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Indian Creek Partners, LLC c/o Carolyn N. Tune 217 Brookhollow Road Nashville, TN 37205	SAME	Map 100 Portion of Parcel 13

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James Allen DeMoss (the "Grantor"), does hereby bargain, sell, transfer and convey unto Indian Creek Partners, LLC, a Tennessee limited liability company (the "Grantee") its successors and assigns, all his right title and interest in and to property located in Davidson County, Tennessee, described on Exhibit A attached hereto.

> Being a portion of the same property conveyed to James Allen DeMoss by deed from Clarence Allen DeMoss and wife Mary Stephens DeMoss of record in Book 7819, page 586 subject to a life estate retained by said Grantors. The said Clarence Allen DeMoss and Mary Stephens DeMoss having since died.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Indian Creek Partners, LLC, its successors and assigns, forever.

AND James Allen DeMoss does covenant with the said Indian Creek Partners, LLC that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for (i) current years taxes which are being prorated and assumed by Grantee, (ii) Greenbelt assessment notice of record in Book 8861, page 988, said Register's Office, and (iii) Road Maintenance Agreement of record in Book 6541, page 645, said Register's Office.

AND James Allen DeMoss does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to said land to the said Indian Creek Partners, LLC, its successors and assigns against the lawful claims of all persons whomsoever other than matters to which the conveyance is made subject.

Zora F. DeMoss, wife of James Allen DeMoss joins in this conveyance for the sole purpose of quitclaiming any and all interest she may have in the subject property.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 1st day of June, 1998.

James Allen DeMoss

Zora F. DeMoss

BOOK 10954 PG 302

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public of this county, James Allen DeMoss and wife Zora F. DeMoss, 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, at office, this 1st day of June, 1998.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/29/2001

My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $ 212,300.00.

Carolyn Norman June
AFFIANT

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/29/2001

My Commission Expires SEPT. 29, 2001

0144097

IDENTIF. & REFERENCE

98 JUN -1 PM 2:12

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

3877 06/01 0101 03CHECK 798.51

DeMoss To Tune

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee located on the westerly margin of Indian Creek Road being a portion of the property conveyed to James Allen DeMoss of record in Deed Book 7819, page 586, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Indian Creek Road, said point being a common corner to herein described tract and land of H.E. Collins, Trustee, of record in Deed Book 5335, page 461, R.O.D.C.;

Thence, leaving said margin with Collins N82 degrees 59'21"W, 128.02 feet to a point;

Thence, N18 degrees 05'32"W, 700.31 feet to an iron pin;

Thence, with the northerly line of said Collins and James H. Ivey of record in Deed Book 6369, page 73, R.O.D.C., S78 degrees 26'21"W, 574.55 feet to an iron pin;

Thence, with said James Ivey of record in Deed Book 10537, page 132, R.O.D.C., N06 degrees 50'36"E, 88.53 feet to an iron pin;

Thence, N79 degrees 24'25"W, 80.31 feet to an iron pin;

Thence, with the north line of Indian Creek Partners, LLC, of record in Deed Book 10609, page 315, R.O.D.C., N82 degrees 35'13"W, 2046.03 feet to a point;

Thence, with the east line of H.E. Collins, Trustee, of record in Deed Book 4796, page 948, R.O.D.C., the followings calls:

N04 degrees 28'56"E, 132.00 feet to a point,
S82 degrees 31'04"E, 189.75 feet to a point,
N51 degrees 58'56"E, 181.50 feet to a point,
N41 degrees 28'56"E, 275.55 feet to a point,
N50 degrees 28'56"E, 231.00 feet to a point,
N65 degrees 58'56"E, 214.50 feet to a point,
N21 degrees 13'56"E, 36.08 feet to a point,

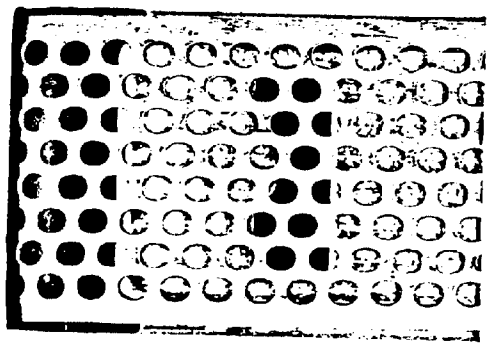
Thence, leaving Collins and severing Demoss property the followings calls:

S65 degrees 06'55"E, 250.09 feet to an iron pin
S66 degrees 44'32"E, 201.46 feet to an iron pin,
S73 degrees 57'21"E, 197.07 feet to an iron pin,
S82 degrees 08'59"E, 127.09 feet to an iron pin,
S79 degrees 39'24"E, 112.37 feet to an iron pin,
S15 degrees 07'45'E, 205.34 feet to an iron pin,
S45 degrees 45'56"E, 156.98 feet to an iron pin,
S54 degrees 15'54"E, 236.10 feet to an iron pin,
S85 degrees 34'33"E, 412.34 feet to a 30" Maple,
S77 degrees 15'47"E, 114.45 feet to 12" Elm,
S87 degrees 13'56"E, 276.97 feet to a 12" Walnut
N78 degrees 30'25"E, 333.81 feet to a 6" Hackberry,
N78 degrees 10'01"E, 162.23 feet to a point;
S36 degrees 32'31"E, 548.78 feet to a point in the westerly margin of Indian Creek Road;

Thence, with said margin, S56 degrees 03'24"W, 763.31 feet to a point;

Thence, with a curve concave to the south having a central angle of 10 degrees 23'04", a radius of 575.00 feet and a chord of S50 degrees 51'52"W, 104.07 feet for an arc length of 104.22 feet to the point of beginning, containing 1,849,403 square feet or 42.45 acres more or less.

212,250.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10954 PG 304

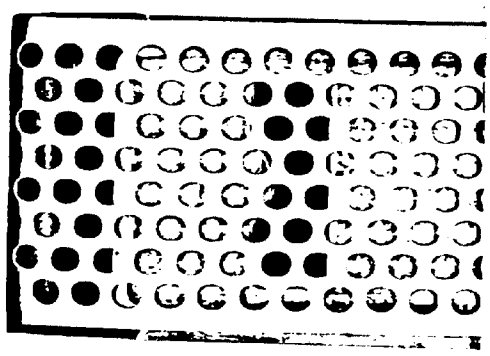
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 212300.00
CON TX 785.51
PRFEE 1.00
WDEED 12.00
TOTAL 798.51
CHECK 798-51

06/01/98 01 14:14 0001 3877

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0444097
IDENTIF. ↑ REFERENCE

98 JUN -1 PM 2:12

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1299816