BOOK 10997 PAGE 720

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 1998.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 LEBANON ROAD, HERMITAGE, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PYRAMID ENGINEERING AND DEVELOPMENT, INC. 1215 9TH AVE. NORTH NASHVILLE, TN 37208	NEW OWNER	MAP 95.12-A PARCEL 227

FOR AND IN 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,

MAXIE O. PATTON, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PYRAMID ENGINEERING AND DEVELOPMENT, INC.

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:

FOR LEGAL DESCRIPTION SEE ATTACHED EXHIBIT-A WHICH IS INCORPORATED HEREIN.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1) 1998 TAXES AND SUBSEQUENT YEARS CONSTITUE A LIEN ALTHOUGH NOT YET DUE AND PAYABLE.
2) PROPERTY IS SUBJECT TO ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT BOOK 9700, PAGE 102 AND 103 AND PAGE 310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING BUT NOT LIMITED TO A 20' EASEMENT FOR PUBLIC UTILITIES ADJACENT TO ALL STREET RIGHT-OF-WAYS, EXCEPT WHERE SIDE BUILDING SETBACKS ON CORNER LOTS ARE 15', WHERE THE WIDTH OF THE EASEMENT SHALL BE REDUCED TO 15' FOR THE LENGTH OF THE BUILDING ENVELOPE ONLY, THEN RETURNED TO A 20' WIDTH.
3) PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN BOOK 7826, PAGE 462, BOOK 8079, PAGE 800, AND BOOK 6781, PAGE 163, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
4) PROPERTY IS SUBJECT TO AN EASEMENT FOR SANITARY SEWERS GRANTED TO METRO GOVERNMENT OF RECORD IN BOOK 4925, PAGE 65, AND BOOK 4286, PAGE 864, BOOK 4754, PAGE 522, SAID REGISTER'S OFFICE.
5) PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRICAL FACILITIES GRANTED TO ELECTRIC POWER BOARD OF RECORD IN BOOK 2145, PAGE 20, AND BOOK 2017, PAGE 592, SAID REGISTER'S OFFICE.
6) PROPERTY IS SUBJECT TO DEED FOR WATER AND SEWER LINES TO METRO GOVERNMENT OF RECORD IN BOOK 7628, PAGE 596, AND BOOK 7628, PAGE 598, SAID REGISTER'S OFFICE.
7) ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.

This is unimproved property known as: LOT 1, SECTION 2, PHASE 3-LAKELAND, AIRWOOD DR. NASHVILLE,TN
(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(s) this 24TH day of JUNE, 1998.

MAXIE O. PATTON, III

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, MAXIE O. PATTON, III, with whom I am personally acquainted, or whose identity was 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, at office, this 24TH day of JUNE, 1998.

Susan Presley Evans
NOTARY PUBLIC

My Commission Expires: 1-26-2002

AFTER RECORDING, RETURN TO:
STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

LEGAL DESCRIPTION – EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, ON THE PLAN OF LAKELAND SUBDIVISION, SECTION 2, PHASE 3, AS OF RECORD IN PLAT BOOK 9700, PAGE 310, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, FURTHER DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING ALL OF THE SAME PROPERTY RECORDED ON THE PLAT OF "PUD BOUNDARY PLAT LAKELAND SECTION TWO" IN PLAT BOOK 7900, PAGE 102, R.O.D.C., TENNESSEE, SAID TRACT BEING MORE FULLY DESCRIBED ACCORDING TO BOUNDARY RETRACEMENT SURVEY OF R.H. MAXSON, III, TENNESSEE REGISTERED LAND SURVEYOR NO. 818, RAGAN-SMITH-MURPHY & ASSOCIATES, DATED AUGUST 15, 1990, JOB NO. 86-011, AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE NORTHEASTERLY CORNER OF THE HEREIN-DESCRIBED TRACT AND THE NORTHWESTERLY CORNER OF LOT 1 ON THE PLAT OF SECTION II, PHASE ONE LAKELAND OF RECORD IN PLAT BOOK 6250, PAGE 983, R.O.D.C., TENNESSEE; THENCE, WITH WESTERLY LINE OF SAID LOT 1, S 44 DEG. 01' 13" E, 147.99 FEET TO AN IRON PIN SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF AIRWOOD DRIVE; THENCE, WITH SAID NORTHERLY RIGHT-OF-WAY LINE IN A NORTHEASTERLY DIRECTION WITH A 420.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 39.96 FEET TO AN IRON PIN SET, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF N 48 DEG. 42' 20" E, 39.94 FEET; THENCE, CROSSING AIRWOOD DRIVE, S 38 DEG. 34' 08" E, 40.00 FEET TO AN IRON PIN SET IN THE SOUTHWESTERLY TERMINUS OF THE SOUTHERLY RETURN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF AIRWOOD DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF HIBBITTS ROAD; THENCE, IN A NORTHEASTERLY AND SOUTHEASTERLY DIRECTION WITH A 25.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET TO AN IRON PIN SET, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 83 DEG. 34' 08" E, 35.36 FEET; THENCE, WITH THE WESTERLY RIGHT-OF-WAY LINE OF HIBBITTS ROAD, S 38 DEG. 34' 08" E, 130.90 FEET TO AN IRON PIN SET; THENCE, WITH A 545.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 404.91 FEET TO AN IRON PIN SET, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 59 DEG. 51' 11" E, 395.66 FEET; THENCE, LEAVING THE RIGHT-OF-WAY LINE OF HIBBITTS ROAD, S 07 DEG. 44' 10" E, 143.47 FEET TO AN EXISTING IRON PIN IN THE NORTHERLY LINE OF MEADOWVIEW ACRES OF RECORD IN PLAT BOOK 2133, PAGE 50, R.O.D.C., TENNESSEE; THENCE, WITH SAID NORTHERLY LINE, S 89 DEG. 07' 30" W, 20.96 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 85 DEG. 59' 50" W, 100.25 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 83 DEG. 19' 28" W, 86.28 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 79 DEG. 24' 13" W, 119.20 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 75 DEG. 24' 54" W, 100.17 FEET TO AN EXISTING BROKEN CONCRETE MONUMENT; THENCE, S 71 DEG. 27' 55" W 155.23 FEET TO AN EXISTING BROKEN CONCRETE MONUMENT IN THE NORTHERLY LINE OF LAKELAND OF RECORD IN PLAT BOOK 2133, PAGE 15, R.O.D.C., TENNESSEE; THENCE, WITH SAID NORTHERLY LINE OF LAKELAND S 68 DEG. 13' 55" W, 139.98 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 64 DEG. 48' 45" W, 438.56 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 61 DEG. 20' 54" W, 503.30 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 62 DEG. 11' 02" W, 314.76 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 71 DEG. 47' 59" W, 136.89 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 66 DEG. 02' 37" W, 138.72 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, S 61 DEG. 43' 11" W, 101.19 FEET TO AN EXISTING CONCRETE MONUMENT IN THE SOUTHEASTERLY CORNER OF GATEWAY MISSIONARY BAPTIST CHURCH OF RECORD IN BOOK 3186, PAGE 542, R.O.D.C., TENNESSEE; THENCE, WITH THE EASTERLY LINE OF GATEWAY CHURCH, N 10 DEG. 18' 40" W, 184.96 FEET TO AN EXISTING IRON PIN IN THE SOUTHERLY LINE OF WOODBERRY PARK OF RECORD IN PLAT BOOK 2133, PAGE 119, R.O.D.C., TENNESSEE; THENCE, WITH SAID SOUTHERLY LINE, N 59 DEG. 17' 02" E, 433.06 FEET TO AN EXISTING CONCRETE MONUMENT IN A SOUTHEASTERLY CORNER OF WOODBERRY PARK; THENCE, WITH AN EASTERLY LINE OF WOODBERRY PARK, N 15 DEG. 40' 08" W, 293.60 FEET TO AN EXISTING CONCRETE MONUMENT IN A

LEGAL DESCRIPTION – EXHIBIT A – CONTINUED ON FOLLOWING PAGE

LEGAL DESCRIPTION – EXHIBIT A – CONTINUED

SOUTHERLY LINE OF WOODBERRY PARK; THENCE, WITH SAID SOUTHERLY LINE, N 71 DEG. 10' 44" E, 155.20 FEET TO AN EXISTING IRON PIN; THENCE, N 64 DEG. 50' 35" E, 280.15 FEET TO AN EXISTING IRON PIN; THENCE, N 64 DEG. 36' 28" E, 378.49 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, N 56 DEG. 17' 56" E, 234.33 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, N 58 DEG. 18' 13" E, 245.79 FEET TO AN EXISTING IRON PIN; THENCE, N 11 DEG. 13' 17" E, 101.73 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, N 55 DEG. 01' 40" E, 120.67 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIBED TRACT, BUT SPECIFICALLY EXCLUDED THEREFROM ARE THE FOLLOWING PARCELS OF LAND:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 17 – 52 ON THE FINAL PLAT – PHASE TWO LAKELAND–SECTION TWO AND AIRWOOD DRIVE & HIBBITTS CT. AS SHOWN ON SAID PLAN, OF RECORD IN BOOK 7900, PAGE 103, SAID REGISTER'S OFFICE, AND THE AREA TITLED "OPEN COMMON AREA" AS SHOWN ON THE PUD BOUNDARY PLAT FOR LAKELAND, SECTION TWO, AS OF RECORD IN BOOK 7900, PAGE 102, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO MAXIE O. PATTON, III BY WARRANTY DEED FROM WILL V. BRASWELL AND ROBERT H. BRASWELL, DATED AUGUST 18, 1997, AND OF RECORD IN BOOK 10575, PAGE 920, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

0456655
IDENTIF. & REFERENCE

98 JUN 30 AM 9:17
FELIX Z. ROLLINS JR. REGISTER
DAVIDSON COUNTY, TN.

7373 06/30 0101 03CHECK 220.50

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10997 PAGE 724

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 16.00
TOTAL 220.50
CHECK 220.50

06/30/98 01 09:18 0001 7373

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456655
IDENTIF. ↑ REFERENCE
98 JUN 30 AM 9:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1313163