47

BOOK 11066 PAGE 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF August, 19 98

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

JESSE R. ROGERS NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Workman (NAME)	SAME AS NEW OWNER (NAME)	MAP 48
3714 Central Ave (ADDRESS)	(ADDRESS)	PARCEL 57
Nashville TN 37205-2434 (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, Fran Johnston and Carolyn Ann Biggs, Co-Trustees for Lula Mai Holt

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

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:

SEE EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

Being the same property conveyed to Lula Mai Holt, Trustee by deed from Lula Mai Holt, of record in Book 4728, Page 604, Register's Office for said County. Fran Johnston and Carolyn Ann Biggs executes this instrument pursuant to Agreed Order Appointing Co-Trustees docket #98-2251-II in the Chancery Court for Davidson County, Tennessee.

98 AUG 11 AM 10:48

REGISTER'S OFFICE

04749 81

unimproved ( )
This is improved (X) property, known as 4852 Eatons Creek Road, Nashville, TN 37218
(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 our hand s this 11th day of August, 19 98

Fran Johnston

Carolyn Ann Biggs

03CHECK

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LYING IN THE 1ST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, THE SAID TRACT BEING PARCEL 107 OF TAX MAP 47, AS OF RECORD IN BOOK 4728, PAGE 604, R.O.D.C., TN., SAID TRACT BEING PARCEL 57 OF TAX MAP 48, AS OF RECORD IN BOOK 2291, PAGE 553, R.O.D.C., TN., SAID TRACT BEING PARCEL 171 OF TAX MAP 48, AS OF RECORD IN BOOK 4707, PAGE 929, R.O.D.C., TN., AND SAID TRACT BEING PARCEL 172 OF TAX MAP 48 AS OF RECORD IN BOOK 4707, PAGE 570, R.O.D.C., TN., THE SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EAST RIGHT OF WAY LINE OF EATONS CREEK ROAD, THE SAID PIN BEING THE SOUTHWEST CORNER OF THE AUBREY E. GREGORY PROPERTY AS OF RECORD IN BOOK 9001, PAGE 750, R.O.D.C., TN., THE SAID PIN ALSO BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN;

THENCE, WITH THE SAID GREGORY PROPERTY, AND WITH THE MEANDERS OF AN OLD WIRE FENCE LINE, THE FOLLOWING BEARINGS AND DISTANCES:

THENCE, NORTH 66 DEG 49 MIN 34 SEC EAST, 751.04 FEET TO A 24" OAK TREE;
THENCE, NORTH 57 DEG 07 MIN 51 SEC EAST, 130.63 FEET TO A POINT;
THENCE, NORTH 50 DEG 12 MIN 04 SEC EAST, 91.29 FEET TO A POINT;
THENCE, NORTH 48 DEG 21 MIN 48 SEC EAST, 269.23 FEET TO AN IRON PIN FOUND;

THENCE CONTINUING WITH THE SAID OLD FENCE LINE, NORTH 87 DEG 46 MIN 38 SEC EAST, 107.94 FEET TO A POINT;
THENCE, NORTH 87 DEG 24 MIN 20 SEC EAST, 53.09 FEET TO A POINT;
THENCE, NORTH 85 DEG 39 MIN 04 SEC EAST, 49.51 FEET TO A POINT;
THENCE, NORTH 83 DEG 02 MIN 24 SEC EAST, 65.16 FEET TO A 24" HICKORY TREE;
THENCE, NORTH 77 DEG 50 MIN 11 SEC EAST, 202.98 FEET TO AN IRON PIN FOUND;

THENCE, CONTINUING WITH THE SAID OLD FENCE LINE, NORTH 22 DEG 59 MIN 58 SEC EAST, 279.07 FEET TO A POINT;
THENCE, NORTH 09 DEG 07 MIN 04 SEC EAST, 121.04 FEET TO A POINT;
THENCE, NORTH 03 DEG 58 MIN 15 SEC EAST, 95.91 FEET TO A POINT;
THENCE, NORTH 04 DEG 49 MIN 21 SEC EAST, 104.13 FEET TO A POINT;
THENCE, NORTH 00 DEG 19 MIN 48 SEC EAST, 82.51 FEET TO AN IRON PIN SET AT THE END OF THE SAID OLD FENCE LINE;

THENCE, NORTH 18 DEG 18 MIN 00 SEC WEST, 212.86 FEET TO AN IRON PIN SET, THE SAID IRON PIN BEING IN THE SOUTH LINE OF THE OLIVER WALLER, ETUX PROPERTY AS OF RECORD IN BOOK 4328, PAGE 863, R.O.D.C., TN.;

THENCE, WITH THE SAID WALLER PROPERTY THE FOLLOWING BEARINGS AND DISTANCES:

THENCE, SOUTH 82 DEG 12 MIN 49 SEC EAST, 214.50 FEET TO AN IRON PIN SET;
THENCE, NORTH 19 DEG 47 MIN 11 SEC EAST, 273.90 FEET TO AN IRON PIN SET;
THENCE, SOUTH 51 DEG 02 MIN 59 SEC EAST, 1266.49 FEET TO AN IRON PIN SET, THE SAID PIN BEING A CORNER COMMON WITH THE LEROY MCCOOL, ETUX PROPERTY AS OF RECORD IN BOOK 2300, PAGE 150, R.O.D.C., TN.;

THENCE, WITH SAID MCCOOL PROPERTY, SOUTH 32 DEG 49 MIN 20 SEC WEST, 1057.44 FEET TO A 30" OAK TREE LOCATED IN AN OLD WIRE FENCE LINE, THE SAID TREE BEING A CORNER COMMON WITH THE H.B. TOMLINSON, ETUX PROPERTY AS OF RECORD IN BOOK 1367, PAGE 286, R.O.D.C., TN.;

THENCE, WITH THE SAID TOMLINSON PROPERTY AND WITH THE MEANDERS OF THE SAID OLD FENCE LINE, THE FOLLOWING BEARINGS AND DISTANCES:

THENCE, SOUTH 83 DEG 59 MIN 29 SEC WEST, 65.55 FEET TO A POINT;
THENCE, SOUTH 81 DEG 10 MIN 25 SEC WEST, 45.60 FEET TO A 30" OAK TREE;
THENCE, SOUTH 77 DEG 45 MIN 44 SEC WEST, 58.95 FEET TO AN IRON PIN SET;

THENCE, CONTINUING WITH THE SAID OLD WIRE FENCE LINE, SOUTH 45 DEG 05 MIN 07 SEC WEST, 145.04 FEET TO A POINT;
THENCE, SOUTH 44 DEG 56 MIN 05 SEC WEST, 263.08 FEET TO A 21" MAPLE;
THENCE, SOUTH 47 DEG 31 MIN 57 SEC WEST, 196.51 FEET TO A 24" MAPLE;
THENCE, SOUTH 49 DEG 10 MIN 55 SEC WEST, 192.15 FEET TO A 12" MAPLE;
THENCE, SOUTH 43 DEG 36 MIN 19 SEC WEST, 108.64 FEET TO A POINT;
THENCE, SOUTH 36 DEG 52 MIN 33 SEC WEST, 101.61 FEET TO A POINT;
THENCE, SOUTH 22 DEG 52 MIN 59 WEST, 93.32 FEET TO A 24" HICKORY;
THENCE, SOUTH 38 DEG 43 MIN 05 SEC WEST, PASSING A CORNER COMMON WITH THE MARY SUE LABUZ PROPERTY AS OF RECORD IN BOOK 9182, PAGE 434, R.O.D.C., TN. AT APPROXIMATELY 147 FEET, FOR A TOTAL DISTANCE OF 335.45 FEET TO A POINT.

THENCE, WITH THE SAID LABUZ PROPERTY AND CONTINUING WITH THE SAID OLD WIRE FENCE LINE, SOUTH 38 DEG 50 MIN 06 SEC WEST, 274.06 FEET TO A POINT;
THENCE, SOUTH 42 DEG 42 MIN 31 SEC WEST, 175.05 FEET TO A 21" HACKBERRY TREE;
THENCE, SOUTH 56 DEG 35 MIN 47 SEC WEST, 215.00 FEET TO AN IRON PIN SET IN THE SAID EAST RIGHT OF WAY LINE OF THE SAID EATONS CREEK ROAD;

THENCE, WITH THE SAID EAST RIGHT OF WAY LINE, THE FOLLOWING BEARINGS AND DISTANCES:
THENCE, NORTH 30 DEG 04 MIN 48 SEC WEST, 323.01 FEET TO AN IRON PIN SET;

THENCE, ALONG A CURVE TO THE LEFT, THE SAID CURVE HAVING A RADIUS OF 3525.00 FEET, A DELTA ANGLE OF 02 DEG 28 MIN 06 SEC, A CHORD DISTANCE OF 151.85 FEET, A CHORD BEARING OF NORTH 31 DEG 18 MIN 51 SEC WEST, FOR AN ARC LENGTH OF 151.87 FEET TO AN IRON PIN SET;

THENCE, NORTH 32 DEG 32 MIN 54 SEC WEST, 91.05 FEET TO AN IRON PIN SET,

THENCE, ALONG A CURVE TO THE LEFT, THE SAID CURVE HAVING A RADIUS OF 1525.00 FEET, A DELTA ANGLE OF 02 DEG 00 MIN 29 SEC, A CHORD DISTANCE OF 53.44 FEET, A CHORD BEARING OF NORTH 33 DEG 33 MIN 08 SEC WEST, FOR AN ARC LENGTH OF 53.44 FEET TO AN IRON PIN SET IN A WIRE FENCE LINE, THE SAID PIN BEING A CORNER COMMON WITH THE LARRY WAYNE TOMLINSON, ETUX PROPERTY, AS OF RECORD IN BOOK 4548, PAGE 392, R.O.D.C., TN;

THENCE WITH THE SAID TOMLINSON PROPERTY, ALONG A WIRE FENCE LINE, THE FOLLOWING BEARINGS AND DISTANCES;

THENCE, NORTH 49 DEG 00 MIN 00 SEC EAST, 246.69 FEET TO AN IRON PIN FOUND AT A FENCE CORNER;

THENCE, NORTH 40 DEG 52 MIN 05 SEC WEST, 159.82 FEET TO AN IRON PIN FOUND;

THENCE, LEAVING THE SAID FENCE, SOUTH 51 DEG 24 MIN 52 SEC WEST, 237.10 FEET TO AN IRON PIN SET IN THE SAID EAST RIGHT OF WAY LINE OF THE SAID EATONS CREEK ROAD;

THENCE, WITH THE SAID EAST RIGHT OF WAY LINE, THE FOLLOWING BEARINGS AND DISTANCES:

THENCE, NORTH 39 DEG 26 MIN 03 SEC WEST, 186.82 FEET TO AN IRON PIN SET;
THENCE, ALONG A CURVE TO THE RIGHT, THE SAID CURVE HAVING A RADIUS OF 325.00 FEET, A DELTA ANGLE OF 23 DEG 37 MIN 41 SEC, A CHORD DISTANCE OF 133.08 FEET, A CHORD BEARING OF NORTH 27 DEG 37 MIN 12 SEC WEST, FOR AN ARC LENGTH OF 134.03 FEET TO AN IRON PIN SET.

THENCE, NORTH 15 DEG 48 MIN 22 SEC WEST, 47.70 FEET TO AN IRON PIN SET;
THENCE, ALONG A CURVE TO THE RIGHT, THE SAID CURVE HAVING A RADIUS OF 4475.00 FEET, A DELTA ANGLE OF 02 DEG 02 MIN 15 SEC, A CHORD DISTANCE OF 159.14 FEET, A CHORD BEARING OF SOUTH 14 DEG 47 MIN 14 SEC EAST, FOR AN ARC LENGTH OF 159.14 FEET TO AN IRON PIN SET;

THENCE, NORTH 13 DEG 46 MIN 07 SEC WEST, 258.93 FEET TO AN IRON PIN SET;

THENCE ALONG A CURVE TO THE LEFT, THE SAID CURVE HAVING A RADIUS OF 550.49 FEET, A DELTA ANGLE OF 09 DEG 33 MIN 39 SEC, A CHORD DISTANCE OF 91.75 FEET, A CHORD BEARING OF NORTH 18 DEG 32 MIN 56 SEC WEST, FOR AN ARC LENGTH OF 91.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,707,365 SQUARE FEET OR 85.109 ACRES, MORE OR LESS.

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 Fran Johnston and Carolyn Ann Biggs

the bargainor s, 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 Goodlettsville, Tennessee, this 11th day of August, 19 98.

Commission expires 11-27-99

NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

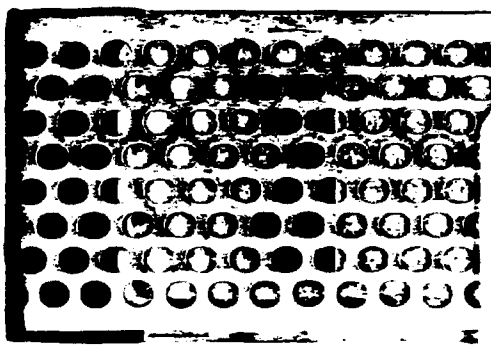
STATE OF TENNESSEE
COUNTY OF

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



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

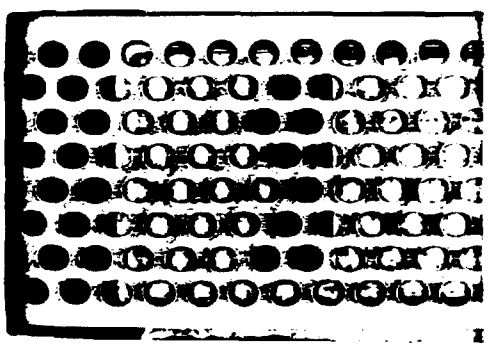
RECEIVED OF _____

FOR _____

BOOK **11066** PAGE **6**

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT

250000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible] TX	925.00
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	948.00
CHECK	948.00

08/14/98 01 10:49 0001 7022

93 AUG 14 AM 10:48

0474981

[illegible] REFERENCE

No. 1332557