File Box 9B
First Title and Escrow Co., Inc.

15827

0485174

IDENTIF. # REFERENCE

BOOK 11103 PAGE 50

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road, Suite 110
Nashville, Tennessee 37215

98 SEP -8 AM 11:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Address New Owner(s):	Send Tax Bills to	Map: 66 Parcel: 106 Field Book: 13D 51765 * * * Map: 67 Parcel: 1 Field Book: 13D 44820 * * * Map: 67 Parcel: 141 Field Book: 13D 51764
Riverpoint, LLC, a Tennessee limited liability company P.O. Box 101444 Nashville, TN 37224-1444	New Owner	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARGARET WILLIAMS MCMINN, Devisee under the Last Will and Testament of J. H. McMinn, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RIVERPOINT, LLC, a Tennessee limited liability company, ("Grantee"), its successors and assigns, all that tract or parcel of land in Nashville, Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located on State Highway 12, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons except as set out on Exhibit "B" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of September, 1998.

Margaret Williams McMinn
by Wade McMinn

MARGARET WILLIAMS MCMINN, Devisee under the Last Will and Testament of J. H. McMinn
By Wade Lance McMinn, her Attorney-In-Fact, by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Wade Lance McMinn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Margaret Williams McMinn, and is authorized by the said Margaret Williams McMinn to execute this instrument on her behalf.

Witness my hand, at office, this 3rd day of September, 1998.

Notary Public

My Commission Expires: 9/23/2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $201,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of September, 1998.

Notary Public

My Commission Expires: 9/23/2001

Exhibit "A"

Being tract of about 335 acres, more or less, on north side of Cumberland River just west of Back Creek and about 10 miles from City of Nashville on State Highway No. 12, formerly the Old Hyde's Ferry Turnpike, beginning at a point on the north bank of Cumberland River at former location of a hickory and chestnut stump (now gone) with culvert passing under Highway and Tennessee Central Railroad known as Mill Branch, southwest corner of the Tyrell Grant, thence, down river westwardly 226 poles to a point on edge of river at low water mark and where a box elder once stood (said box elder not found) joining the five and one-fourth acres of the Lurton Goodpasture tract; thence, running N2E about 315 poles to a small hickory, the supposed location of an oak (said oak being now gone or not to be found), and said hickory being 910 feet due east of a stone on the bank of Island Branch; thence, eastwardly with the line of what is known as the DeWitt place or Beard place, a distance of 170 poles, more or less, to the line of Simpkins place, formerly the W. D. Duke's place and later known as the Reeves place to a point at the fence; thence, southwardly and southeastwardly and with the calls of the deed of T. M. Steger, Trustee, to John Scott, dated November 17, 1875 and went to record November 4, 1889, in Book 132, page 249, as follows:

S4 1/2W, 19 poles; S17 1/2W, 30 poles; S26 1/4E, 39.6 poles; S86E 18 poles; N57 1/2E, 28 poles; S65E 22 poles; S33E, 28 poles; S51 1/2E, 16 poles S6 1/2W, 36 poles; S14 1/2W, 28 poles; S8 3/4E, 32.4 poles to the middle of an old road; S 61W, 14 poles; S25W, 24 poles; S39 1/4W, 17.6 poles; S19W 16 poles; S 60 poles to beginning.

INCLUDED IN THE ABOVE DESCRIBED TRACT, BUT EXCLUDED HEREFROM IS THAT PART OF SAID PROPERTY CONVEYED TO J. M. BATEY BY DEED FROM H. H. PIPER AND A. C. REED OF RECORD IN BOOK 1509, PAGE 561, CORRECTED IN BOOK 2742, PAGE 133, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS:

Land in the 13th Civil District of Davidson County, Tennessee, being described according to an unrecorded survey made by Raleigh W. Robinson, on January 11, 1950, as follows:

Beginning on the northerly right of way line of State Highway No. 12, about 190 feet northerly from the north low water line of the Cumberland River, H. E. Simpkins' southwest corner in the east boundary line of property conveyed by A. C. Reed et al to J. H. McMinn by deed of record in Book 1640, page 391, Register's Office for said County; thence with the northerly right of way line of said State Highway No. 12, North 75 deg. West 2,694 feet more or less, to a forked cottonwood in the northerly right of way line of the said highway, the beginning corner of the tract herein conveyed; beginning at the forked cottonwood aforesaid, thence about North 55 deg. West 255 feet, more or less, to a black oak; thence about South 55 deg. West 225 feet, more or less, to a forked white oak; thence about South 60 deg. East 120 feet, more or less, to a

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

point in the northerly right of way line of said Highway; thence about 300 feet, more or less, to the beginning.

Being the same property conveyed to J. H. McMinn by deed from A. C. Reed and wife, Dorothy Reed and H. H. Piper and wife, Virginia Piper of record in Book 1640, page 391, corrected in Book 2742, page 133, Register's Office for Davidson County, Tennessee. Tax sale of record in Book 5414, page 393, Decree of Redemption of record in Book 6059, page 109, and Tax sale of record in Book 8349, page 427, Register's Office for Davidson County, Tennessee. J. H. McMinn having since died, and devised said property to Margaret Williams McMinn by Will of record in Will Book 160, page 2, Probate Court for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED TRACT, BUT SPECIFICALLY EXCLUDED HEREFROM ARE THE FOLLOWING TRACTS OF LAND:

TRACT NO. ONE:
A tract of land lying entirely below the 390.0-foot contour line above mean sea level, situate on the right descending bank of the Cumberland River, in the 13th Civil District of Davidson County, Tennessee, and bounded substantially as follows:

Beginning at a point in the line of the lands now or formerly of A. R. Green, said point being South 8 deg. 00 min. West 70 feet from the most northeasterly corner of the lands of A. R. Green and the most northwesterly corner of the lands of the subject owner; thence, from the point of beginning, and severing the lands of the subject owner, South 75 deg. 00 min. East 565 feet to a point in the line of the lands now or formerly of Ione B. Goodpasture; thence, along said Goodpasture line, South 17 deg. 00 min. West 80 feet to a point in the ordinary high water line of the Cumberland River; thence, westerly and downstream, following the meanderings of the said high water line, a distance of 575 feet, more or less, to a corner common to the lands of A. R. Green; thence, leaving said high water line and along said Green line, North 8 deg. 00 min. East 73 feet to the point of beginning, containing fifty-six hundredths (0.56) of an acre, more or less.

Being the same property taken by United States of America by Judgment of Declaration of Taking No. 1, Civil Action No. 1726, of record in Book 2155, page 301, said Register's Office.

TRACT NO. TWO:
Land in Davidson County, Tennessee, being a portion of the property conveyed to J. H. McMinn of record in Book 1640, page 391, and redeemed in Book 6059, page 109, Register's Office for Davidson County, Tennessee, as surveyed by Joe

E. Holland dated January 13, 1986, and more particularly described as follows:

That which lays South of the Ashland City Hwy. and North of the Railroad property, beginning at a nail in the south margin of the Ashland City Hwy, said nail being N 72 deg. 45 min. W 774.59 feet from the most eastern point of the above mentioned Deed running S 37-58-50 W 79.80 feet, to a nail in the north margin of the Railroad property ; thence with the north margin of the Railroad property, S 88-35-06 W 567.99 feet, N 89-43 W 148.76 feet, N 88-19 W 59.81 feet; N 88-50 W 854.49 feet, N 83-19 W 750.0 feet to a nail; thence N 28-48 E 17.53 feet to the Ashland City Hwy.; this point being S 87 W 501.32 feet from the southwest corner of the mentioned deed at the Hwy. thence with the south margin of the Hwy, N 87-45 E 95.06 feet, N 80-15 E 94.16 feet, N 64-34 E 103.88 feet, N 51-15 E 348.51 feet, N 62-09 E 69.84 feet, N 69-18 E 103.41 feet, N 79-27 E 80.04 feet, N 86-01 E 124.10 feet, S 87-19 E 340.20 feet, S 83-23 E 173.26 feet, S 77-28 E 114.89 feet, S 71-01 E 191.61 feet, S 64-33 E 195.92 feet, S 62-50 E 564.59 feet to the beginning, containing 17.88 acres, more or less.

Being the same property conveyed to Auvergne D'Antignac V by deed from J. H. McMinn and wife, Margaret McMinn of record in Book 6766, page 420, said Register's Office.

TRACT NO. THREE:
Beginning at the point of intersection of the existing north margin of Cheatham County Rail Authority and the west boundary of the Austin W. Duke et al property, said point of intersection being 75.00 feet right of said railroad proposed centerline station 59+43.04; thence with said existing north margin westerly 109 feet, more or less, to a point; thence with the existing southwest margin of SR 12 having a curve right and northwesterly 565 feet, more or less, to a point; said point being 198.00 feet left of SR 12 proposed centerline station 462+84.86; thence with the proposed southwest margin of said road north 42 deg. 54 min. 46 sec. West 532.90 feet to a point; thence with the proposed south margin of SR 12 connector road South 79 deg. 03 min. 53 sec. West 151.55 feet to a point, said point being 52.87 feet left of SR 12 connector road proposed centerline station 23+09.19; thence with the existing north margin of SR 12 having a curve left and westerly 210 feet, more or less, to a point; thence with the existing west margin of SR 12 northerly 20 feet, more or less, to a point; thence with the existing north margin of SR 12 westerly 150 feet, more or less, to a point, said point being 48.83 feet right of SR 12 connector road proposed centerline station 26+46.21; thence with the proposed north margin of SR 12 connector road South 77 deg. 44 min. 08 sec. East 282.22 feet to a point; thence with the proposed northwest margin of SR 12 connector road North 50 deg. 21 min. 02 sec. East 168.71 feet to a point, said point being 140.00 feet left of SR 12 proposed centerline station 469+85; thence with the proposed southwest margin of SR 12 north 46 deg. 23 min. 37 sec. west 416.08

feet to a point; thence with the proposed west margin of SR 12 North 14 deg. 11 min. 12 sec. West 170.00 feet to a point; thence with the proposed southwest margin of SR 12 North 52 deg. 38 min. 53 sec. west 305.00 feet to a point; thence with the proposed south margin of SR 12 North 86 deg. 17 min. 17 sec. west 208.63 feet to a point; thence with the proposed southwest margin of SR 12 North 47 deg. 24 min. 07 sec. West 502.02 feet to a point; thence with the proposed west margin of SR 12 North 13 deg. 08 min. 55 sec. East 176.14 feet to a point; thence with the proposed southwest margin of SR 12 North 39 deg. 09 min. 54 sec. West 741.08 feet to a point; thence with the proposed south margin of SR 12 South 80 deg. 01 min. 00 sec. West 112.36 feet to a point; thence with the proposed southwest margin of SR 12 North 40 deg. 35 min. 18 sec. West 266.92 feet to a point; thence with the east boundary of the Kenneth W. Carman and wife property (1) N 16 deg. 29 min. 37 sec. W 35.53 feet (2) N 28 deg. 39 min. 00 sec. W 51.78 feet to a point; thence with the northeast boundary of said Carmen property (1) N 34 deg. 54 min. 16 sec. W 48.88 feet (2) N 37 deg. 06 min. 46 sec. W 49.13 feet (3) N 31 deg. 45 min. 41 sec. W 48.34 feet to a point; thence with the east boundary of said Carmen property (1) N 26 deg. 17 min. 51 sec. W 23.47 feet (2) N 18 deg. 45 min. 19 sec. W 29.59 feet to a point, thence with the east boundary of the Margin P. Farmer and wife, property (1) N 14 deg. 22 min. 59 sec. W 109.28 feet (2) N 03 deg. 49 min. 47 sec. W 97.94 feet (3) N 11 deg. 28 min. 52 sec. E 74.28 feet (4) N 14 deg. 51 min. 26 sec. E 55.71 feet (5) N 27 deg. 20 min. 04 sec. E 53.28 feet to a point; thence with the northeast boundary of said Farmer property (1) N 48 deg. 37 min. 25 sec. E 103.75 feet (2) N 56 deg. 57 min. 22 sec. E 27.74 feet to a point; thence with the proposed northeast margin of SR 12 (1) S 35 deg. 08 min. 03 sec. E 298 feet, more or less (2) S 48 deg. 55 min. 02 sec. East 319.15 feet to a point, said point being 272.00 feet right of SR 12 proposed centerline station 495+83; thence with the proposed east margin of SR 12 S 09 deg. 21 min. 39 sec. West 190.07 feet to a point; thence with the proposed northeast margin of SR 12 (1) S 50 deg. 44 min. 10 sec. E 793.66 feet (2) S 31 deg. 20 min. 10 sec. E 580.51 feet to a point; thence with the proposed north margin of SR 12 S 8 deg. 18 min. 02 sec. E 447.49 feet to a point; thence with the proposed northeast margin of SR 12 S 42 deg. 15 min. 32 sec. E 325.00 feet to a point; thence with the proposed east margin of SR 12 S 06 deg. 19 min. 01 sec. E 494.07 feet to a point; thence with the proposed northeast margin of SR 12 S 42 deg. 26 min. 13 sec. E 1218.45 feet to a point, said point being 139.57 feet right of SR 12 proposed centerline station 458+52.69; thence with the west boundary of said Duke property S 02 deg. 32 min. 01 sec. east 327.43 feet to the point of beginning, containing 43.889 acres.

Being the same property conveyed to State of Tennessee by deed from Lance McMinn, Executor of the Estate of J. H. McMinn of record in Book 10114, page 762, said Register's Office.

Exhibit "B"

1. 1998 real property taxes which have been prorated and assumed by Grantee.

2. Easement for flowage of record in Book 2142, page 355, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 11103 PAGE 57

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 201000.00
CON TX 743.70
PRFEE 1.00
TDEED 28.00
ERR CO
TDEED 28.00-
MDEED 28.00
CFEE 2.00
TOTAL 774.70
CHECK 774.70

09/08/98 01 11:29 0001 7872

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0485174 IDENTIF. ↑ REFERENCE

98 SEP -8 AM 11:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 134329