BOOK 11154 PAGE 873

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Wesley D. Turner**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>Third Floor<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE)<br>COUNTY OF DAVIDSON)<br><br>The actual consideration or value, whichever is greater, for this transfer is $236,375.00<br><br>David H. Parker<br>**AFFIANT**<br><br>Subscribed and sworn to before me, this 13 day of October, 1998.<br>Wesley D. Turner<br>Notary Public<br><br>My Commission Expires: 5/30/99 |

| **Address New Owners As Follows:** | **Send Tax Bills To:** | **Map-Parcel Number:** |
|---|---|---|
| Walden Woods, LLC<br>120 Donelson Pike<br>Nashville, Tennessee 37214 | Same | Map 75<br>Map 78 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 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, **WALLACE REALTY DEVELOPMENT, LLC,** a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WALDEN WOODS, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a certain parcel of land located in the 12th Councilmanic District of Nashville-Davidson County, Tennessee; and being more particularly described as follows:

Beginning at an iron rod situated in the easterly margin of Tulip Grove Road; said iron rod being the most southwest corner of the Debbie A. Glover property as recorded in Book 7654 Page 933 RODC,Tn; said iron rod also being located along the said margin of Tulip Grove Road 500' +/- from the southerly margin of Chandler Road;

Thence, leaving the said margin of Tulip Grove Road and with Glover's southerly line and generally with an old fence line S 76° -22'-30" E - 123.66' to an iron rod;
Thence, S 81° - 51'-46" E - 18.84' to an iron rod;

Thence, S 80°-13'-54" E - 187.16' to an iron rod; said iron rod being the southwest corner of the C.A. McClendon, etux property as recorded in Book 3939 Page 466 RODC,Tn;
Thence, leaving the Glover property and along the southerly line of McClendon and generally with an old fence line S 84° -20'-34" E - 417.01' to an iron rod; said iron rod being the southwest corner of the James A. Hale, etux property as recorded in Book 9273 Page 928 RODC,Tn;
Thence, leaving the McClendon property and along the southerly line of Hale and generally with an old fence line S 84° -27' E - 418.99' to an iron rod at a fence corner; said iron rod being located in the westerly line of Melvin Hayes property as recorded in Book 4883 Page 299 RODC,Tn;
Thence, leaving the Hale property and along the said boundary line of Hayes and generally with an old fence line S 18° -23'-18" W - 288.22' to an iron rod;
Thence, S 18° -00'-36" W - 53.35' to an iron rod; said iron rod being the northwest corner of the Barbara Bethel property as recorded in Book 7218 Page 149 RODC,Tn;
Thence, leaving the Hayes property and along the Bethel property line and generally with an old fence line S 18 ° -22'-58" W - 195.89' to an iron rod;
Thence, S18° -51'-38" W - 85.27' to an iron rod;
Thence, S 18° -00'-01" W - 99.87' to an iron rod;
Thence, S 18° -06'-29" W - 109.45' to an iron rod at a fence corner;
Thence, N 79° -13'-19" W - 399.27' to an iron rod situated in the aforementioned easterly margin of Tulip Grove Road;
Thence, leaving the Bethel property and along the said margin of Tulip Grove Road N 41° -19'-28" W - 92.69' to an iron rod;
Thence, in a northwesterly direction with a curve to the left having a radius of 312.88' an arc distance of 103.05' (chord = N 33° -41'-26" W - 102.59') to an iron rod;
Thence, N 43° -07'-35" W - 487.77' to an iron rod;
Thence, in a northwesterly direction and with a curve to the right having a radius of 497.117' an arc distance of 417.19' (chord = N 19° -05'-03" W - 405.06') to an iron rod;
Thence, N 04° -57'-28" E - 66.29' to an iron rod;
Thence, N 41° -54'-02" E - 14.58' to the POINT OF BEGINNING.

Containing 18.85 Acres (820,979 SF).

Being the same property conveyed to Wallace Realty Development, LLC as evidenced in Book 10187 Page 658 RODC,Tn.

This property is conveyed subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Right of way granted in Book 1086, page 379, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, heirs, and assigns, forever; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind itself, its successors, heirs, and assigns, to warrant and forever defend the title to the said land to the said Grantees, its successors, 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 hands this 13 day of October, 1998.

**WALLACE REALTY DEVELOPMENT, LLC**

By: Elvis Lynn Wallace

Elvis Lynn Wallace, Chief Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

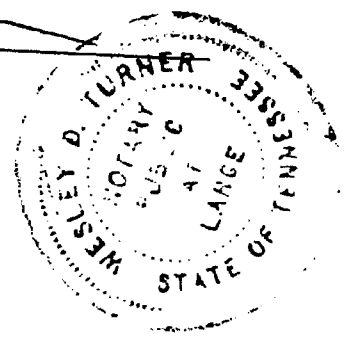
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELVIS LYNN WALLACE,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **CHIEF MANAGER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 13 day of October, 1998.

Wesley D. Turner

Notary Public

My Commission Expires: 5/30/99



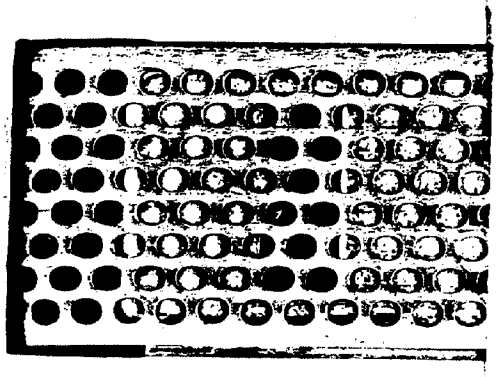

0499484
IDENTIF. & REFERENCE

98 OCT 13 PM 2:06

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

3103 10/13 0101 03CHECK 889.59

0098900.01



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

RECEIVED OF _____

FOR _____

BOOK 11154 PAGE 876

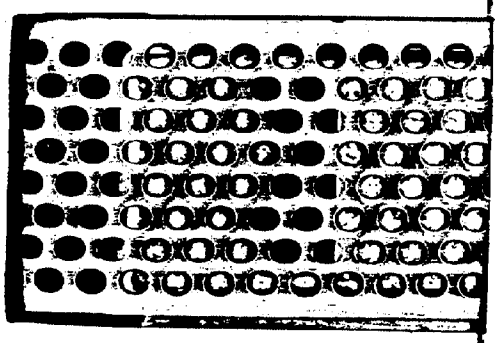
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | |
| | | | 236375.00 | |
| | | | CON TX | 874.59 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 889.59 |
| | | | CHECK | 889.59 |
| 10/13/98 | 01 | 14:08 0001 | | 3103 |

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

98 OCT 13 PM 2:06
BILL GARNETT REGISTER
DAVIDSON COUNTY TN.

0499484
IDENTIF. & REFERENCE



**No.** 1358343