BOOK 11261 PAGE 635

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 549,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12/6/99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

mail

B-0307

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerry C. Pendergrass (NAME) | SAME (NAME) | 20-18 |
| ~~6251 Lake Road~~ P.O. Box 22567 (ADDRESS) | P O Box 22567 (ADDRESS) | |
| ~~Joelton, Tennessee 37080~~ NASHVILLE, TN 37202 (CITY) (STATE) (ZIP) | NASHVILLE, TN 37202 (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, Hidden Falls Resort, LLC

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

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:

A certain tract or parcel of land in Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a concrete monument in the southerly margin of Lake Road, and being a corner to Scott A. Werner (deed book 7433, Page 433); thence, leaving said road and with said Werner for the next eight calls as follows: South 06 deg. 36' 36" West for a distance of 22.90 feet to a point; thence South 64 deg. 30' 34" East for a distance of 98.00 feet to a point; thence South 61 deg. 30' 34" East for a distance of 107.00 feet to a point; thence, South 54 deg. 30' 34" East for a distance of 62.00 feet to a point; thence, South 73 deg. 29' 26" West for a distance of 170.00 feet to a point; thence, South 47 deg. 49' 16" West for a distance of 513.82 feet to a point; thence, South 23 deg. 36' 26" West for a distance of 287.00 feet to a point; thence South 38 deg. 59' 26" West for a distance of 613.00 feet to a point near the corner of said Werner, and Steven C. Zeitlin; thence, with said Zeitlin for the next five calls as follows: North 56 deg. 23' 34" West for a distance of 120.00 feet to a point; thence South 78 deg. 29' 26" West for a distance of 247.00 feet to a point; thence North 60 deg. 15' 15" West for a distance of 250.00 feet to a point in Marrowbone Creek; thence, with said creek, North 38 deg. 15' 15" West for a distance of 214.00 feet to a point; thence, continuing with said creek, North 69 deg. 45' 15" West for a distance of 139.00 feet to a point in said creek in the line of said Zeitlin, a corner to Steven H. Fishel; thence, leaving said creek and with the line of said Fishel for the next four calls as follows: North 04 deg. 22' 12" East for a distance of 54.00 feet to an iron pin found; thence, North 79 deg. 22' 12" East for a distance of 85.05 feet to an iron pin found; thence, North 87 deg. 44' 45" East for a distance of 165.03 feet to an iron pin found; thence, South 58 deg. 38' 03" East for a

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 6251 Lake Road, Joelton, Tennessee 37080
(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 this 11th day of December, 19 98

Hidden Falls Resort, LLC
By: Eva J. Pulley, Chief Manager
Eva J. Pulley, Chief Manager

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Eva J. Pulley and _____ with whom I am personally acquainted and who upon ~~his/her~~ oath(s) acknowledged herself to be the Chief Manager and _____ respectively of the Hidden Falls Resort, LLC the within named bargainor, ~~and corporation~~, and that She as such Chief Manager 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 Eva J. Pulley as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 11th day of December 19 98.

My commission expires 12/6/99

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this,_____ day of _____, 19 ____, personally appeared before me,_____, 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" of_____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

_____
Notary Public

0527740

IDENTIF. & REFERENCE

98 DEC 21 PM 1:59

REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

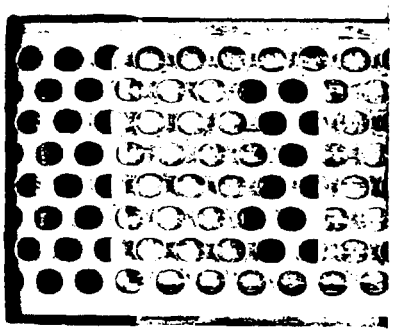
distance of 81.00 feet to an ron pin set, a corner to said Fishel and in the line of Thomas E. Walker; thence with said Walker, South 25 deg. 08' 36" East for a distance of 141.00 feet to an iron post (found); thence, continuing with said Walker, North 68 deg. 51' 24" East for a distance of 57.00 feet to an iron pin set near the westerly margin of said Lake Road; thence, with the center of said road for the next seven calls as follows: South 72 deg. 47' 23" East for a distance of 22.80 feet to a point; thence, North 64 degrees 25' 21" East for a distance of 124.37 feet to a point; thence, North 56 deg. 49' 49" East for a distance of 54.56 feet to a point; thence, North 48 deg. 17' 09" East for a distance of 841.23 feet to a point; thence, North 45 deg. 41' 22" East for a distance of 87.86 feet to a point; thence, North 38 deg. 27' 17" East for a distance of 261.29 feet to a point in the center of said road; thence, North 40 deg. 08' 01" East for a distance of 107.71 feet to an iron pin set in the northerly margin of said road; thence, North 64 deg. 46' 04" East for a distance of 100.00 feet to a point in the northerly margin of said road; thence, crossing said road, South 17 deg. 08' 18" East for a distance of 28.18 feet to the point of beginning, containing 12.87 acres, more or less, per survey dated December 10, 1996, by Ray G. Cole, R.L.S. No. 924.

Being that same property conveyed to Hidden Falls Resort, LLC by deed from Thomas E. Walker and wife, Diane B. Walker of record in Book 10309, Page 89, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This conveyance is further subject to a lien of a deed of trust of record in Book 10309, Page 93 in the Register's Office of Davidson County, Tennessee in favor of First American National Bank, which the Grantee hereby assumes and agrees to pay by accepting delivery hereof.

3185 12/21 0101 03CHECK 2049.63



**OFFICIAL RECEIPT**

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

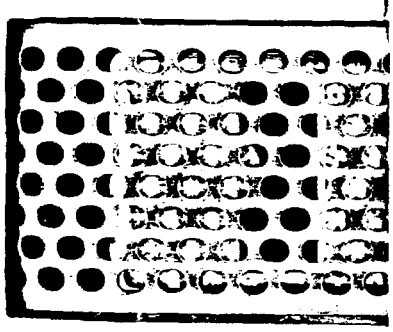
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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED |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

CAMT

549900.00
CON TX 2034.63
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 2049.63
CHECK 2049.63

12/21/98 01 13:57 0001 3185



0527740
IDENTIF. # REFERENCE

98 DEC 21 PM 1:59

REGISTER
DAVIDSON COUNTY, TN.

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

**No.** 1402624