BK 1793 PG 699

This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, PLC (TIB)
The Ramparts Building, Suite 120
155 Franklin Road
Brentwood, Tennessee 37027
(615) 371-0800

Box 60

61 Five Tracts P/O MAP 172 1
PAR 22

WARRANTY DEED

d Tax Bills To:	Map and Parcel No.
Owner	Davidson County: Part of Map 172 Parcel 22
	Williamson County: Part of Map 30 Parcel 1

COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration of true value of this transfer, whichever is greater, is $3,168,757.50.

Affiant

Subscribed and sworn to before me this 29th day of January 1999.

Notary Public

My Commission Expires: 2/23/2002

WITNESSETH

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Lester L. Williams, Jr., Trustee under the Last Will and Testament of Lester L. Williams, deceased, and the Williams Family, L.P.,** a Tennessee limited partnership, ("Grantors"), by these presents, do hereby grant, transfer and convey to **Pulte Homes Tennessee Limited Partnership,** a Nevada limited partnership, ("Grantee"), its successors and assigns, certain tracts or parcels of real property located in the 32nd Councilmanic District of Davidson County and the 15th Civil District of Williamson County, Tennessee, respectively, more particularly described according to a "Boundary Survey Williams Property", prepared for Pulte Homes Tennessee, L.P., by Anderson-Delk & Associates, Inc., dated January 27, 1999, Job No. 96-121, and signed by Mark E. Lowrance, TN. R.L.S. No. 1660, as follows, to-wit:

See Exhibit A attached hereto and incorporated herein.

This is unimproved property known as 29.613 acres, more or less, (Tract I) and 2.440 acres, more or less, (Tract II); located on Edmondson Pike, Brentwood (Davidson County), Tennessee 37027; and 6.849 acres, more or less (Tract III), 17.710 acres, more or less, (Tract IV), and 41.600 acres, more or less, (Tract V), located on Edmondson Pike, Brentwood (Williamson County), Tennessee 37027.

It is the intent of the Grantors to convey to the Grantee all of their right, title and interest in and to the land herein described to the boundary of all adjoining properties, respectively, without any overlaps, gaps or gores despite the said property herein being described in separate tracts.

The conveyances herein are subject to the following:

1. The lien of the 1999 real property taxes, which have been prorated as of the date of closing between the Grantors and Grantee, the obligation for payment of which is assumed by the Grantee herein, except for any rollback taxes, the payment of which rollback taxes shall be made by the Grantors.

2. All matters appearing on the "Boundary Survey Williams Property", prepared for Pulte Homes Tennessee, L.P., by Anderson-Delk & Associates, Inc., dated January 27, 1999, Job No. 96-121, and signed by Mark E. Lowrance, TN. R.L.S. No. 1660.

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

AND Grantors do hereby covenant with said Grantee, that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned, if any.

AND Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real property to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantors.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 29th day of January 1999.

GRANTORS:

Lester L. Williams, Jr., Trustee under the Last Will and Testament of Lester L. Williams, deceased

Williams Family, L.P., a Tennessee limited partnership

By: _____ G.P.
Lester L. Williams, Jr., General Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of the said County and State, **Lester L. Williams, Jr.,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the Trustee under the Last Will and Testament of Lester L. Williams, deceased, and who acknowledged that as such Trustee he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of January 1999.

Notary Public

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Lester L. Williams, Jr.,** with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained as a General Partner of the Williams Family, L.P., a Tennessee limited partnership, and that being so authorized he executed this instrument as such General Partner.

Witness my hand and seal this 29th day of January 1999.

Notary Public

My Commission Expires: 2/23/2002

EXHIBIT A

Prepared by: Anderson-Delk & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

Property Description
portion of Lester L. Williams Jr. Property
proposed Williams Grove
Sections 2D, 3D, & 4D

Tract I

Beginning at an iron pin set at the intersection of the southerly margin of Old Smyrna Road and the westerly margin of Edmondson Pike, said point being the most northeasterly corner of the afore-said Williams Property;
Thence with the westerly margin of Edmondson Pike,
South 22 Degrees 19 Minutes 50 Seconds East a distance of 587.98 Feet to an iron pin;
Thence leaving said margin of Edmondson Pike and with the northerly line of the plan of Williams Grove, Section One, of record in Plat Book 9700, page 581, Register's Office Davidson County, Tennessee, the following fourteen calls:
South 88 Degrees 40 Minutes 48 Seconds West a distance of 175.55 Feet to an iron pin;
Thence around a curve to the left through a central angle of 04 Degrees 41 Minutes 24 Seconds, a radius of 156.16 Feet, an arc distance of 12.78 Feet, a chord bearing of North 03 Degrees 39 Minutes 54 Seconds West, a chord distance of 12.78 Feet to a point;
Thence South 88 Degrees 56 Minutes 55 Seconds West a distance of 181.03 Feet to an iron pin;
Thence North 23 Degrees 14 Minutes 37 Seconds West a distance of 77.63 Feet to an iron pin;
Thence South 78 Degrees 03 Minutes 39 Seconds West a distance of 220.65 Feet to a point;
Thence South 11 Degrees 56 Minutes 21 Seconds East a distance of 23.32 Feet to an iron pin;
Thence South 78 Degrees 03 Minutes 39 Seconds West a distance of 136.00 Feet to an iron pin;
Thence North 65 Degrees 05 Minutes 30 Seconds West a distance of 103.53 Feet to an iron pin;
Thence South 42 Degrees 32 Minutes 07 Seconds West a distance of 163.61 Feet to an iron pin;
Thence South 78 Degrees 03 Minutes 39 Seconds West a distance of 170.87 Feet to an iron pin;
Thence South 89 Degrees 50 Minutes 31 Seconds West a distance of 116.42 Feet to an iron pin;
Thence South 41 Degrees 13 Minutes 24 Seconds West a distance of 145.00 Feet to an iron pin;
Thence around a curve to the left through a central angle of 01 Degrees 37 Minutes 19 Seconds, a radius of 597.74 Feet, an arc distance of 16.92 Feet, a chord bearing of North 49 Degrees 35 Minutes 15 Seconds West, a chord distance of 16.92 Feet to a point;
Thence South 39 Degrees 36 Minutes 05 Seconds West a distance of 201.34 Feet to an iron pin;
Thence leaving the northerly line of said plan of Williams Grove, and severing said Williams Property,
North 62 Degrees 09 Minutes 33 Seconds West a distance of 1126.97 Feet to a point;
Thence North 00 Degrees 08 Minutes 45 Seconds West a distance of 10.00 Feet to an iron pin set in the southerly margin of Old Smyrna Road;
Thence with said margin of Old Smyrna Road, the following five calls:
North 67 Degrees 45 Minutes 23 Seconds East a distance of 196.83 Feet to a point;
Thence around a curve to the left through a central angle of 04 Degrees 53 Minutes 37 Seconds, a radius of 2646.09 Feet, an arc distance of 226.00 Feet, a chord bearing of North 65 Degrees 18 Minutes 36 Seconds East, a chord distance of 225.93 Feet to an iron pin;
Thence North 62 Degrees 51 Minutes 46 Seconds East a distance of 215.65 Feet to an iron pin;
Thence around a curve to the right through a central angle of 27 Degrees 26 Minutes 59 Seconds, a radius of 756.19 Feet, an arc distance of 362.28 Feet, a chord bearing of North 76 Degrees 35 Minutes 16 Seconds East, a chord distance of 358.83 Feet to an iron pin;
Thence South 89 Degrees 41 Minutes 15 Seconds East a distance of 1339.92 Feet to the point of beginning, containing 1,289,938 square feet or 29.613 acres, more or less.

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

EXHIBIT A Continued

Prepared by: Anderson-Delk & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

Property Description
portion of Lester L. Williams Jr. Property
proposed Williams Grove
Section 5D

Tract II

Starting at an iron pin set in the southerly margin of Williams Grove Drive at its westerly terminus, as shown on the plan of Williams Grove, Section One, Sheet 3 of 3, as of record in Plat Book 9700, page 582, Register's Office Davidson County, Tennessee, said iron pin being at the southwesterly corner of an open space tract containing 6658 square feet, also shown on said plan of Williams Grove, Section One;
Thence with the southerly line of said open space tract,
South 62 Degrees 09 Minutes 33 Seconds East a distance of 201.32 Feet to an iron pin, the Point of Beginning;
Thence with the common line of the herein-described tract and the afore-said plan of Williams Grove, Section One, the following six calls:
North 27 Degrees 18 Minutes 39 Seconds East a distance of 95.04 Feet to an iron pin;
Thence North 78 Degrees 03 Minutes 39 Seconds East a distance of 311.24 Feet to an iron pin;
Thence North 72 Degrees 34 Minutes 38 Seconds East a distance of 52.32 Feet to an iron pin;
Thence North 78 Degrees 03 Minutes 39 Seconds East a distance of 67.86 Feet to an iron pin;
Thence South 11 Degrees 56 Minutes 21 Seconds East a distance of 111.73 Feet to an iron pin;
Thence South 19 Degrees 29 Minutes 15 Seconds West a distance of 282.01 Feet to an iron pin;
Thence with a new line, severing said Williams Property,
North 62 Degrees 09 Minutes 33 Seconds West a distance of 441.20 Feet to the point of beginning, containing 106,288 square feet or 2.440 acres, more or less.

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EXHIBIT A Continued

Prepared by: Anderson-Delk & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

Property Description
portion of Lester L. Williams Jr. Property
proposed Williams Grove
Section 2W

Tract III

Staring at an iron pin set on the southerly margin of Old Smyrna Road, said point being the most northeasterly corner of the property conveyed to Mary Herbert Pope, as evidenced by deed of record in Deed Book 493, page 787, Register's Office Williamson County, Tennessee, said point also being the most northwesterly corner of the afore-said Williams Property;
Thence with Pope's easterly line,
South 00 Degrees 08 Minutes 45 Seconds East a distance of 10.00 Feet to a point;
Thence with the Davidson-Williamson County line,
South 62 Degrees 09 Minutes 33 Seconds East a distance of 1569.33 Feet to an iron pin, the Point of Beginning of the herein-described tract;
Thence continuing with said county line,
South 62 Degrees 09 Minutes 33 Seconds East a distance of 788.99 Feet to an iron pin;
Thence leaving said county line, and with a new line, severing said Williams Property, the following nine calls:
South 11 Degrees 06 Minutes 36 Seconds East a distance of 25.12 Feet to an iron pin;
Thence South 56 Degrees 15 Minutes 14 Seconds West a distance of 288.36 Feet to a point;
Thence around a curve to the right through a central angle of 12 Degrees 53 Minutes 23 Seconds, a radius of 372.25 feet, an arc distance of 83.74 Feet, a chord bearing of South 27 Degrees 18 Minutes 05 Seconds East, a chord distance of 83.57 Feet to an iron pin;
Thence South 71 Degrees 50 Minutes 07 Seconds West a distance of 329.98 Feet to an iron pin;
Thence North 07 Degrees 26 Minutes 38 Seconds West a distance of 60.94 Feet to an iron pin;
Thence South 88 Degrees 04 Minutes 45 Seconds West a distance of 167.00 Feet to an iron pin;
Thence North 06 Degrees 48 Minutes 23 Seconds East a distance of 305.00 Feet to a point;
Thence North 83 Degrees 11 Minutes 37 Seconds West a distance of 92.70 Feet to an iron pin;
Thence North 06 Degrees 48 Minutes 23 Seconds East a distance of 364.36 Feet to the point of beginning, containing 298,355 square feet or 6.849 acres, more or less.

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EXHIBIT A Continued

Prepared by: Anderson-Delk & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

Property Description
portion of Lester L. Williams Jr. Property
proposed Williams Grove
Section 3W

Tract IV

Staring at an iron pin set on the southerly margin of Old Smyrna Road, said point being the most northeasterly corner of the property conveyed to Mary Herbert Pope, as evidenced by deed of record in Deed Book 493, page 787, Register's Office Williamson County, Tennessee, said point also being the most northwesterly corner of the afore-said Williams Property;
Thence with Pope's easterly line,
South 00 Degrees 08 Minutes 45 Seconds East a distance of 10.00 Feet to the Point of Beginning;
Thence with the Davidson-Williamson County line,
South 62 Degrees 09 Minutes 33 Seconds East a distance of 958.28 Feet to an iron pin;
Thence leaving said Davidson-Williamson County line, and with a new line,severing said Williams Property, the following six calls:
South 50 Degrees 49 Minutes 48 Seconds West a distance of 150.56 Feet to an iron pin;
Thence South 20 Degrees 43 Minutes 17 Seconds East a distance of 193.49 Feet to an iron pin;
Thence South 38 Degrees 33 Minutes 17 Seconds West a distance of 224.63 Feet to an iron pin;
Thence around a curve to the left through a central angle of 03 Degrees 04 Minutes 16 Seconds, a radius of 1087.93 Feet, an arc distance of 58.31 Feet, a chord bearing of South 52 Degrees 58 Minutes 51 Seconds East, a chord distance of 58.30 Feet to an iron pin;
Thence South 35 Degrees 29 Minutes 02 Seconds West a distance of 410.00 Feet to an iron pin;
Thence South 87 Degrees 25 Minutes 23 Seconds West a distance of 501.66 Feet to an iron pin;
Thence with the westerly line of the Virginia Herbert Bell Property of record in Deed Book 493, page 784, Register's Office Williamson County, Tennessee,
North 00 Degrees 49 Minutes 00 Seconds East, passing Bell's corner at 189 feet, more or less, and continuing with the easterly line of the afore-said Pope Property, a total distance of 532.83 Feet to an iron pin;
Thence continuing with the easterly line of said Pope Property, the following two calls:
North 37 Degrees 06 Minutes 15 Seconds East a distance of 46.00 Feet to an iron pin;
Thence North 00 Degrees 08 Minutes 45 Seconds West a distance of 721.32 Feet to the point of beginning, containing 771,427 square feet or 17.710 acres, more or less.

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EXHIBIT A Continued

Prepared by: Anderson-Delk & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

Property Description
portion of Lester L. Williams Jr. Property
Proposed Williams Grove
Section 4W

Tract V

Starting at an iron pin set on the existing westerly margin of Edmondson Pike, (16.5 feet west of centerline), said point being a common corner of the plan of Williams Grove, Section One, Sheet 1 of 3, of record in Plat Book 9700, page 580, Register's Office Davidson County, Tennessee, and the Herbert & Son, Inc. Property of record in Deed book 1032, Page 868, Register's Office Williamson County, Tennessee;
Thence leaving said margin of Edmondson Pike and with the northeasterly line of said Herbert & Son, Property,
South 05 Degrees 42 Minutes 09 Seconds East a distance of 132.02 Feet to an iron pin;
Thence South 52 Degrees 02 Minutes 19 Seconds West a distance of 135.00 Feet to an iron pin set in the approximate Davidson-Williamson County line, the POINT OF BEGINNING;
Thence continuing with the northwesterly line of said Herbert & Son Property,
South 52 Degrees 02 Minutes 19 Seconds West a distance of 34.56 Feet to an iron pin;
Thence South 72 Degrees 12 Minutes 12 Seconds West a distance of 248.41 Feet to an iron pin;
Thence South 21 Degrees 47 Minutes 44 Seconds West a distance of 264.21 Feet to an iron pin;
Thence with the northerly line of the Herbert & Son, Inc. Property of record in Deed Book 236, page 247, Register's Office Williamson County, Tennessee, and closely following an existing wire fence, the following five calls:
South 88 Degrees 47 Minutes 49 Seconds West a distance of 20.33 Feet to a point in said fence;
Thence South 87 Degrees 34 Minutes 55 Seconds West a distance of 740.35 Feet to a point in said fence;
Thence North 89 Degrees 54 Minutes 40 Seconds West a distance of 127.58 Feet to a point in said fence;
Thence South 88 Degrees 01 Minutes 38 Seconds West a distance of 458.70 Feet to a point in said fence;
Thence South 88 Degrees 31 Minutes 07 Seconds West a distance of 1290.00 Feet to an iron pin;
Thence with the easterly line of the Virginia Herbert Bell Property of record in Deed Book 493, page 784, Register's Office Williamson County, Tennessee,
North 00 Degrees 49 Minutes 00 Seconds East a distance of 700.00 Feet to a point;
Thence leaving the easterly line of said Bell Property, and with a new line, the following twelve calls:
North 87 Degrees 25 Minutes 23 Seconds East a distance of 501.66 Feet to an iron pin;
Thence North 35 Degrees 29 Minutes 02 Seconds East a distance of 160.00 Feet to an iron pin;
Thence South 83 Degrees 00 Minutes 04 Seconds East a distance of 308.79 Feet to an iron pin;
Thence around a curve to the left through a central angle of 11 Degrees 10 Minutes 28 Seconds, a radius of 747.57 Feet, an arc distance of 145.80 Feet, a chord bearing of South 01 Degrees 24 Minutes 42 Seconds West, a chord distance of 145.57 Feet to an iron pin;
Thence South 04 Degrees 10 Minutes 32 Seconds East a distance of 30.00 Feet to a point;
Thence North 85 Degrees 49 Minutes 28 Seconds East a distance of 212.75 Feet to an iron pin;
Thence South 48 Degrees 41 Minutes 31 Seconds East a distance of 122.29 Feet to an iron pin;
Thence North 88 Degrees 04 Minutes 45 Seconds East a distance of 397.89 Feet to an iron pin;
Thence South 07 Degrees 26 Minutes 38 Seconds East a distance of 60.94 Feet to an iron pin;
Thence North 71 Degrees 50 Minutes 07 Seconds East a distance of 329.98 Feet to a point;
Thence around a curve to the left through a central angle of 12 Degrees 53 Minutes 23 Seconds, a radius of 372.25 Feet, an arc distance of 83.74 Feet, a chord bearing of North 27 Degrees 18 Minutes 05 Seconds West, a chord distance of 83.57 Feet to an iron pin;
Thence North 58 Degrees 15 Minutes 14 Seconds East a distance of 288.35 Feet to an iron pin;
Thence North 11 Degrees 06 Minutes 36 Seconds West a distance of 25.12 Feet to a point in the southwesterly line of the afore-said plan of Williams Grove, Section One;
Thence with said line of Williams Grove, Section One,
South 62 Degrees 09 Minutes 33 Seconds East a distance of 979.98 Feet to the point of beginning, containing 1,812,114 square feet or 41.600 acres, more or less.

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EXHIBIT A Continued

BEING part of the same property conveyed to Mrs. Minnie L. Williams and Lester L. Williams by Deed from John M. Williams and wife, Julia L. Williams, W. H. Williams and wife, Lillian E. Williams, Mrs. Annelle McMurray and husband, Sam K. McMurray, Jesse M. Williams and wife, Florence F. Williams, Hood Williams and wife, Mildred M. Williams, and Mrs. Savor Edmondson and husband, R. Tom Edmondson, being the sole heirs of Mrs. Annie Williams, deceased, dated April 28, 1934, recorded June 13, 1935, of record in Book 972, page 262, Register's Office for Davidson County, Tennessee. Subsequently, Minnie L. Williams conveyed her one-half (½) undivided interest in the subject property to Lester L. Williams by Deed of record in Book 1149, page 93, said Register's Office, reserving unto herself a life estate as set forth in said Deed. The said Minnie L. Williams has since died.

And further being part of the same property devised by the Last Will and Testament of Lester L. Williams, deceased, of record in Will Book 174, page 107, Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 96796, and of record in Book 1667, page 775, Register's Office, Williamson County, Tennessee, to Lillian I. Williams. By Disclaimer pursuant to T.C.A. § 31-1-103, of record in Book 8301, page 811, Register's Office Davidson County, Tennessee, and of record in Book 1667, page 781, Register's Office, Williamson County, Tennessee, Lillian I. Williams disclaimed a 52.174% undivided interest in and to the subject property into the Trust set forth in said Last Will and Testament of Lester L. Williams, deceased, Lester L. Williams, Jr., Trustee. By Quitclaim Deed of record in Book 9560, page 839, Register's Office Davidson County, Tennessee, and of record in Book 1667, page 787, Register's Office, Williamson County, Tennessee, Lillian I. Williams, surviving spouse and residuary legatee of Lester L. Williams, deceased, conveyed her 47.826% undivided interest in and to the subject property to the Williams Family, L.P., a Tennessee limited partnership.

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State of Tennessee, County of WILLIAMSON
Received for record the 01 day of
FEBRUARY 1999 at 8:55 AM. (REC# 306853)
Recorded in official records
Book 1793 Pages 699- 707
Notebook 61 Page 289
State Tax $11724.56 Clerks Fee $ 1.00,
Recording $ 38.00, Total $ 11763.56,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS

0544781
IDENTIF. & REFERENCE
99FEB-3 PM 3:07
REGISTER
DAVIDSON COUNTY, TN.
1320 02/02 0101 03CHECK 38.00