0550259
ILLEGIBLE & REFERENCE
99 FEB 18 AM 11:14
ILLEGIBLE
ILLEGIBLE COUNTY, TN.

This Instrument Prepared By:
SIDWELL & BARRETT, P.C.
121 First Ave. South, Ste. 200
Franklin, Tennessee 37064

MAIL ENV.

ADDRESS NEW OWNERS: SEND TAX BILLS TO:
D. R. HORTON, INC.
5115 Maryland Way, Ste 310
Brentwood, Tennessee 37027

MAP AND PARCEL:
Map 155, parcel 82

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11344 PG. 376

The actual consideration or value, whichever is greater, for this transfer is $1,395,000.00.

Affiant Jennifer R. Gendron DIV/P

Sworn to and subscribed before me this 11th day of February, 1999.

WILLIAM K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN.

Notary Public

My Commission Expires: 10/22/01

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **502 BOULEVARD PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the **GRANTOR**, have bargained and sold and by these presents do transfer and convey unto **D. R. HORTON, INC. DBA TORREY HOMES**, hereinafter called the **GRANTEE,** its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata share thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable.

2. Restrictive covenants contained in an instrument of record in Book 6474, page 350, and Book 6486, page 589, Register's Office for Davidson County, Tennessee and further amended in Book 11314, page 436, said Register's Office.

And **GRANTOR** does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to the said **GRANTEE**, its heirs and assigns against the lawful claims of all persons whomsoever.

Furthermore, **GRANTOR** for the same consideration acknowledged above, does release and forever quitclaim to the **GRANTEE** all the land located in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT B FOR COMPLETE LEGAL DESCRIPTION

This unimproved property is known as Old Harding Road, 22.7 acres, Nashville, Tennessee.

IN WITNESS WHEREOF, we have set our hands on the date set forth hereinbelow.

502 BOULEVARD PARTNERS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

2.11.99
DATE

BY: Michael A. Hartley
ITS: Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Michael A. Hartley, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Secretary of the 502 Boulevard Partners, LLC, the within named bargainor, and limited liability company, and that he as such Secretary being authorized so to do, executes the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Seretary as such Secretary.

Witness my hand and official seal, at Franklin, Tennessee, this 11th day of February, 1999.

Notary Public

K. THOMAS SIMS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

My Commission Expires:
10/27/01

EXHIBIT A

A certain parcel of real property on Old Harding Pike in the 35th Council District of Nashville, Davidson County, Tennessee being more particularly described according to a survey by Walter Davidson and Associates as follows:

Commencing at the intersection of the western right of way of Old Harding Pike and the southern right of way of Poplar Creek Trace; thence with said western right of way South 10 deg. 08 min 42 sec. West a distance of 435.03 feet to an iron rod at the end of a fence being the true point of beginning; thence continuing with the right of way of Old Harding Road South 19 deg. 02 min. 34 sec. West a distance of 86.85 feet; thence with a curve to the right having a radius of 903.33 feet a length of 227.82 feet a chord bearing of South 26 deg. 16 min. 04 sec. West and a chord distance of 227.21 feet to a point; thence South 36 deg. 29 min. 15 sec. West a distance of 44.17 feet to a point; thence with a curve to the right having a radius of 699.81 feet a length of 176.43 feet a chord bearing of South 43 deg. 42 min. 32 sec. West and a chord distance of 175.96 feet to a point; thence South 54 deg. 03 min. 48 sec. West a distance of 183.95 feet to an iron rod at the Northeast corner of the property belonging to R. Scott Chaffin as of record in Book 7649, page 660, Register's Office for Davidson County, Tennessee; thence with the common line with Chaffin North 50 deg. 27 min. 03 sec West a distance of 320.62 feet to an iron rod at a fence corner; thence South 84 deg. 46 min. 22 sec. West a distance of 107.66 feet to an iron rod in a fence at the Northeast corner of the property belonging to Lisa C. Walker and S. R. Liberatore as of record in Book 9073, page 635, Register's Office for Davidson County, Tennessee; thence, with Walker's common line South 85 deg. 18 min. 37 sec. West a distance of 84.62 feet to a pipe in a fence at the Northeast corner of the property belonging to Ricky D. and Vera Ann Owens as of record in Book 7056, page 901 , Register's Office for Davidson County, Tennessee; thence with Owens' common line South 85 deg. 10 min. 05 sec. West a distance of 162.58 feet to an iron rod in a fence at the Northeast corner of Magnolia Hills Subdivision as of record in Book 7900, page 809, Register's Office for Davidson County, Tennessee; thence with the Northern line of Magnolia Hills South 84 deg. 53 min. 30 sec. West a distance of 194.15 feet to an iron rod; thence South 84 deg. 53 min. 30 sec. West a distance of 140.03 feet to an iron rod; thence South 85 deg. 44 min. 49 sec. West a distance of 99.97 feet to an iron rod; thence South 85 deg. 48 min. 55 sec. West a distance of 100.19 feet to an iron rod; thence South 85 deg. 36 min. 28 sec. West a distance of 179.55 feet to an iron rod in a fence in the eastern line of Poplar Creek Estates; thence with the common line with Poplar Creek Estates North 06 deg. 57 min. 35 sec. East a distance of 848.89 feet to a iron rod at a fence corner; thence, South 76 deg. 14 min. 07 sec. East a distance of 894.39 feet to a concrete monument; thence, South 75 deg. 59 min. 33 sec. East a distance of 214.31 feet to an iron rod at a fence corner being the southwest corner of Towne Hill Subdivision as of record in Book 9700, page 718, Register's Office for Davidson County, Tennessee; thence with the common line with Towne Hill Subdivision South 76 deg. 13 min. 19 sec. East a distance of 575.01 feet to the true point of beginning containing 1013878.13 square feet or 23.275 acres more or less.

Being the same property conveyed to 502 Boulevard Partners, LLC, a Tennessee Limited Liability Company by deed from Albert J. Kreitner and Mary Edna Kreitner by instrument of record in Book 11340, page 416, Register's Office for Davidson County, Tennessee.

EXHIBIT B

A tract of land in the 9th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the unrecorded Map of the J. H. Wright Farm and described according to a copy of a survey made August 13, 1949, by Geo. W. Watkins, Surveyor, as follows:

Beginning at a point in the center line of Old Harding Road, a corner of the Gann Property about 1/4 mile northeast from Highway No. 100; thence along Gann's north line, north 54 deg. 30' west 359 feet to a point; thence passing 3 feet south of a concrete block well house, south 81 deg. west 1042 feet to a point in the east line of the property of G. W. McCrory; thence with McCrory's line, north 2 deg. 30' east 847 feet to a point in the line of the property of T.J. Marler; thence with his south line south 81 deg. east 1725 feet to a point in the center line of said Old Harding Pike; thence with the center line of the same, south 17 deg. 45' west 155 feet, south 24 deg. 30' west 100 feet, south 30 deg. 45' west 133.5 feet, south 41 deg. 30' west 161 feet, and south 47 deg. 10' west 200 feet to the beginning, containing 23.95 acres, more or less.

Being the same property conveyed to 502 Boulevard Partners, LLC, a Tennessee limited liability company, by deed from Albert J. Kreitner and Mary Edna Kreitner by instrument of record in Book 11340, page 416, Register's Office for Davidson County, Tennessee.

7196 02/18 0101 03CHECK 5180.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11344 PG. 380

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

0550259

IDENTIF. # REFERENCE

99 FEB 18 AM 11:14

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	1395000.00
CON TX	5161.50
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	5180.50
CHECK	5180.50

02/18/99 01 11:13 0001 7196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1426441