99-3-18-Q

File Box 19B

WARRANTY DEED

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 3,238,600.00

L. Denise Sat
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 7-24-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Autumn Oaks, LLC (NAME)	"New Owners" (NAME)	181-043
3104 Vera Valley Road (ADDRESS)	(ADDRESS)	
Franklin, TN 37064 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 11387 PG. 173

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, Paul E. Johnson, a 2/3 undivided interest to a portion of subject property, H. Maxine Sullivan, a 2/3 undivided interest to a portion of subject property, and * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Autumn Oaks, LLC

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:

Land in Davidson County, TN, being 109.48 acres on the Plan of Autumn Oaks, of record in Book 6900, Page 786, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul E. Johnson by deed from Nicholas W. Randolph, unmarried, of record in Book 6968, Page 34, Register's Office for Davidson County, TN. Paul E. Johnson, a single person, conveyed an undivided one-third (1/3) interest in subject property to B & Y Enterprises, a partnership by deed of record in Book 8164, Page 786, said Register's Office. Paul E. Johnson, a single person conveyed a two-thirds (2/3) undivided interest in a portion of subject property to H. Maxine Sullivan by deed of record in Book 10975, Page 806, said Register's Office.

Subject to a One-fourth acre reserved for graveyard with right of ingress and egress as setout in Book 261, Page 284 and in Book 6704, Page 397; Right-of-way agreement and easement to Gulf Interstate Gas Company of record in Book 2245, Page 271, with a partial release thereof of record in Book 6968, Page 25; Right-of-way Agreement in favor of Columbia Gulf Transmission Company of record in Book 4240, Page 667, with a partial release thereof of record in Book 6968, Page 25; Restrictions contained in the deed of record in Book 6704, Page 397, as amended by instrument of record in Book 6968, Page 30; Restrictions contained in the deed of record in Book 6704, Page 405 as amended by instrument of record in Book 6968, Page 30; Contract of Easement and furnishing of water of record in Book 3376, Page 239; Easement for the purpose of obtaining water from the spring as set out in the deed of record in Book 475, Page 547; Subject to the flow of Mill Creek and to all roads, streets or hihgways (Culbertson Road) embraced within the boundaries of subject property; Easements for

CONTINUED

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

unimproved (X)
This is improved ( ) property, known as Culbertson Road, Nashville, TN
(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 our hand s this 15th day of March, 19 99

X Paul E Johnson
PAUL E. JOHNSON

X H. Maxine Sullivan
H. MAXINE SULLVIAN

X
B & Y ~~ENTERPRISES~~, by Fred Yazdian

*B & Y Enterprises, a 1/2 undivided interest in all of subject property.

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul E. Johnson and H. Maxine Sullivan, both unmarried, the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of March 19 99.

Commission expires 10/8/02

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 Fred Yazdian and with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the general partner and B & Y Enterprises respectively of the within named bargainor, and corporation, and that he as such general partner 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 general partner as such, and attesting the same by the said B & Y Enterprises as such general partner.

Witness my hand and official seal at office at Brentwood on this the 15th day of March 19 99.

My commission expires 10/8/02

Notary Public

LEGAL DESCRIPTION CONTINUATION

sanitary sewers and/or storm drainage of record in Book 7515, Page 298; Book 9343, Page 196; and Book 9343, Page 199; Storm Water Detention Agreement of record in Book 7760, Page 970, said Register's Office.

0562016

IDENTIFICATION REFERENCE

99 MAR 16 PM 2:29

HILL CARMICHAEL JR. REGISTER
DAVIDSON COUNTY, TN.

9552 CHICAGO TITLE 23-2365112

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

05620016

IDENTIF. & REFERENCE

99 MAR 16 PM 2:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	3238600.00
CON TX	11982.82
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	11993.82
CHECK	11993.82

03/16/99 01 14:28 0001 9552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438677