18 A

#2005693.1 3 31 99
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238
(From Information Furnished By the Parties)

GENERAL WARRANTY DEED

BOOK 11130 PG. 540

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John David Peppers and John David Peppers, Jr. 1999 Vested Trust 5123 Regent Drive Nashville, TN 37220	Same	Map 149, Parcel 113 Map 149, Parcel 266

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, D. H. PEPPERS ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto JOHN DAVID PEPPERS his heirs and assigns, a 20% undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto, and unto JOHN DAVID PEPPERS, JR. 1999 VESTED TRUST, its successors and assigns, a 20% undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto ("Grantees").

This is improved property known as 2700 Murfreesboro Pike, Nashville, Tennessee and unimproved property known as Anderson Road, Nashville, Tennessee.

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs, successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs to warrant and forever defend the title to said land to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS my hand this 3rd day of April, 1999.

D. H. PEPPERS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, D. H. PEPPERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of April, 1999.

Notary Public

My Commission Expires: MAY 26, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $518,000.00.

Affiant

Sworn to and subscribed before me this 3rd day of April, 1999.

Notary Public

My Commission Expires: May 26, 2002

057 38818
IDENTIFICATION REFERENCE
99 APR 13 PM 3:48
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.
2080 04/13 0101 03CHECK 1939.60

EXHIBIT A

Four tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. I: A small tract of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the northeast margin of the Murfreesboro Pike at the southwest corner of property owned by S. H. Hayes and wife; thence with the margin of said Pike, westwardly 156-1/2 feet to a point; thence in a northeastwardly direction 177 feet to the westerly line of the Hayes property; thence with the westerly line of said property southwardly 231 feet to the point of beginning.

TRACT NO. II: A certain tract or parcel of land located in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described according to an unrecorded plat or survey made by Z. J. Wilkinson, Surveyor, on May 22, 1954, as follows:

Beginning at an iron pin set in a fence corner on the northeasterly edge, or margin of Murfreesboro Road or Pike; said point being the southwest corner of the tract of land conveyed to Leon M. Holman by deed from Bettie Hays, et al, of record in Book 1733, page 411, of the Register's Office for said County, and conveyed by deed to Frank Holman and wife, Eula H. Holman, by deed from Leon M. Holman, et ux, of record in Book ____, page _____, of said Register's Office; thence north 3° 00' east, following a fence line 1045.4 feet to an iron pin set in a fence corner and being in the southerly margin of a tract of land formerly owned by Joseph A. Bland; thence south 87° 30' east, along a fence line between this property and said Bland's former line, 520.5 feet to an iron pin and stone and fence corner, said point being the northeast corner of the tract of land herein conveyed; thence south 3° 35' west, following a fence line, 518.7 feet to an iron pin set in a fence corner; thence north 80° west, along a fence line 106.2 feet to an iron pin set in a fence corner; thence south 5° west, following a fence line, 225.2 feet to an iron pin set in a fence corner; thence south 31° west, following a fence line, 191.3 feet to an iron pin set in a fence corner; thence south 43° 30' west, following a fence line, 91.1 feet to an iron pin set in a fence corner; thence south 40° east, following a fence line, 30.4 feet to an iron pin set in a fence corner; thence 50° west, following a fence line, 224.4 feet to an iron pin set in the northeasterly edge or margin of said Murfreesboro Road or Pike; thence north 46° 30' west, along the margin or edge of said Pike, 158 feet to the point of beginning, and containing 10.82 acres, more or less.

Included in the above description, but excluded therefrom a strip of land conveyed to State of Tennessee by deed from L. M. Holman, et al, of record in Book 2905, page 639, Register's Office for said County, described as follows:

A strip of land extending from Survey Station 470+67 at the boundary line of the lands of C. W. Ward to Station 471+89 at the boundary line of the lands of Frank Holman 122 feet along, and bounded on the sides as follows: On the northwest by C. W. Ward; on the southeast by Frank Holman; on the southwest by the present right-of-way line of State Route No. 1, and on the northeast by a line northeast of parallel to and 50 feet from the center line of the proposed Highway as staked out, containing 0.14 acres, more or less.

TRACT NO. III: Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being Lot No. 13 and a tract of land lying south of and adjacent to Lot Nos. 7 to 13 marked "Future Development" on the Plan of Dorhill Acres, Section One, as of record in Book 2330, page 2, Register's Office for Davidson County, Tennessee.

Said Lot 13 fronts 104.3 feet on the southerly side of Anderson Road and extends back between lines 400 feet to a dead line, measuring 102 feet thereon. Said tract of land marked "Future Development" is described as follows: Beginning at the southeast corner of said Lot No. 13, south 3° 15' West 400 feet from the southerly margin of Anderson Road; thence with the southerly boundary line of Lot Nos. 7 to 13 inclusive, north 86° 54' west 702 feet to the eastern boundary line of Lot No. 4 on said plan; thence with the eastern boundary line of Lot Nos. 1 to 4 inclusive, south 19° 38' west 252.2 feet to the northern boundary line of the J. H. Culbertson property; thence with said line north 76° 04' west 257.1 feet and north 88° 16' west 520.5 feet to the western boundary line of the Leila J. Palmer property; thence with said line north 3° 15' east 279.2 feet to the beginning.

BOOK 5739 PAGE 623

TRACT NOS. I, II AND III being the same property conveyed to Charles L. Lamb, by deed from Commerce Union Bank, a Tennessee banking corporation, of record in Book 5099, page 559, Register's Office for Davidson County, Tennessee.

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

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

TRACT NO. IV: Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, as follows:

Beginning at a point in the centerline of the Murfreesboro Pike about 700 feet southeasterly beyond the centerline of Bell Road where it intersects the centerline of the Murfreesboro Pike; thence along the centerline of the Murfreesboro Pike, north 46 degrees, 30 minutes west 200 feet, more or less, to a point; thence along said centerline north 45 degrees 15 minutes west 100 feet more or less, to a point; thence along said centerline north 42 degrees 30 minutes west 98 feet, more or less, to a point on said centerline; thence, leaving the said Pike along a fence which is the easterly boundary of a Lot known as the Quarry Lot, north 27 degrees east 575.3 feet more or less, to a tree, being the northeast corner of said Quarry Lot; thence along the northerly margin of said Quarry Lot following as near as possible, a fence line, north 68 degrees 32 minutes west 379 feet, more or less, to the centerline of Bell Road; thence along the centerline of Bell Road north 14 degrees 30 minutes east 258.4 feet more or less, to a point; thence along said centerline north 16 degrees 15 minutes east 316 feet, more or less, to a point; thence leaving said road and following the centerline of Anderson Road, north 54 degrees east 200 feet, more or less, to a point; thence along the centerline of Anderson Road south 87 degrees 15 minutes east 500 feet, more or less, to a point; thence along said centerline south 86 degrees 45 minutes east 397.3 feet, more or less to a point on said centerline; thence leaving said Anderson Road, and with a fence line near a stone wall south 2 degrees 50 minutes west 701.5 feet to a post and corner; thence north 88 degrees 15 minutes west along a fence line 520.6 feet, more or less to a post and corner; thence along fence line south 2 degrees 25 minutes west 583.5 feet, more or less, to a post and corner; thence south 42 degrees west 383.2 feet, more or less, along a fence line to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM are the following tracts:

A tract of land conveyed to Dannie E. Culbertson, a widow, by John S. Savage and wife, Sylvia B. Savage, by deed dated May 8, 1956, as recorded in Book 2538, page 511, Register's Office for Davidson County, Tennessee, being land in the 2nd formerly the 5th Civil District of Davidson County, Tennessee, described as follows:

Commencing at a point 354 feet east of the boundary line of Bell Lane, said point of Bell Lane 442 feet from the centerline of Murfreesboro Road; thence north 21 degrees 23 minutes east distance of 148.5 feet to a point; thence south 76 degrees 04 minutes east a distance of 257.1 feet to a point; thence south 4 degrees 19 minutes west a distance of 111 feet to a point; thence north 86 degrees 41 minutes west a distance of 248.4 feet to a point; thence north 86 degrees 32 minutes west a distance of 57.2 feet to the point of beginning.

A tract of land conveyed by Dannie E. Culbertson, a widow, to J. E. Moss, August 24, 1954, recorded in Book 2276, page 95, Register's Office for Davidson County, Tennessee, being land in the Second, formerly the 5th Civil District of Davidson County, Tennessee, described according to a survey by Wm. Collier Parrish Associates, Engineers, April 15, 1954, as follows:

Beginning at the southeast corner of Bell Lane and Anderson Road, as widened pursuant to a right of way Deed of record in Book 1853, page 194 Register's Office for said County; thence with the southerly marg .. of said Anderson Road, as widened, north 56 degrees 27 minutes east 98.3 feet to the beginning of a curve; thence aroun said curve, having a radius of 548 feet, northeastwardly 245.5 feet to a stake in the southerly margin of said road; thence continuing with said Road south 86 degrees 54 minutes east 716.5 feet to a stake; thence south 3 degrees 15 minutes west 679.2 feet to a stake and post; thence north 88 degrees 16 minutes west 520.5 feet to a stake by a post; thence north 76 degrees 4 minutes west 257.1 feet to a stake; thence south 21 degrees 23 minutes west crossing a pond in all 148.4 feet to a stake and dead tree; thence north 68 degrees 32 minutes west 354 feet to an iron stake on the easterly margin of Bell Lane; thence with the easterly margin of said Lane, North 14 degrees 16 minutes east 169.8 feet to a stake, north 15 degrees 49 minutes east 181.4 feet to an iron stake and north 15 degrees 57 minutes east 219.6 feet to the beginning, containing 17.08 acres, more or less.

TRACT NO. IV being the same property conveyed to Charles L. Lamb, by deed from Commerce Union Bank, a Tennessee banking corporation, of record in Book 5126, page 530, and re-recorded in Book 5127, page 428, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to D. H. Peppers by deed of record in Book 5739, page 620, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1999 Taxes, a lien not yet due and payable.

2. Restrictive Covenants of record in Book 2339, page 111, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 2330, page 2, said Register's Office.

4. Easement for Power Line of record in Book 437, page 22, said Register's Office.

5. Unrecorded and recorded Leases.

6. Other matters of record.

7. Highway, roadway and utility easements.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11430 PG. 545

05738818

IDENTIF. & REFERENCE

99 APR 13 PM 3:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	518000.00
CON TX	1916.60
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	1939.60
CHECK	1939.60

04/13/99 01 15:51 0001 2080

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451059