THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Arles B. Greene 301 South Main Street P.O. Box 544 Goodlettsville, TN 37070-0544	Same as New Owner	Map 7 Parcel 47 Field Book 10D-21650

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WILFORD E. BAILEY and wife, PHYLLIS ANN BAILEY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto ARLES B. GREENE, a single man, hereinafter referred to as the "GRANTEE", his 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 the 2nd Civil District of Davidson County, Tennessee, described according to an unrecorded survey, as modified by current property owners, dated December 15, 1988, by Donald R. Carver, Registered Land Surveyor, TN License No. 271, as follows:

BEGINNING at point in the northerly margin of U.S. Hwy. 41 (Springfield Hwy.), said point being South 52 deg. 44' 43" West of an iron pin at a fence marking the southwesterly corner of this tract and the southeasterly corner of a tract or parcel of land conveyed to William R. Casteel by deed of record in Book 8107, page 681, Register's Office for Davidson County, Tennessee; thence leaving U.S. Hwy. 41 (Springfield Hwy.) for three calls, the first call being: North 00 deg. 18' 44" East, 549.34 feet to an iron pin; thence North 89 deg. 41' 16" West 10.00 feet to an iron pin; thence North 00 deg. 57' 53" East, 754.63 feet to an iron pin at a corner post; thence South 87 deg. 26' 03" East, 39.49 feet to an iron pin at a 30" hackberry tree; thence South 86 deg. 49' 48" East, 149.77 feet to an iron pin; thence South 43 deg. 07' 48" East, 124.37 feet to an iron pin; thence South 28 deg. 07' 24" East, 484.88 feet to an iron pin; thence North 83 deg. 19' 47" East, 40.00 feet to an iron pin; thence South 14 deg. 40' 13" East, 40.00 feet to an iron pin; thence North 80 deg. 49' 47" East, 141.00 feet to an iron pin in the westerly margin of Tinnin Road; thence with said margin of said Road, South 00 deg. 50' 27" East, 286.73 feet to an iron pin; thence on a curve to the left, having a delta angle of 03 deg. 29' 18", a radius of 3,308.98 feet, a tangent of 100.76 feet, and a length of 201.46 feet to an iron pin; thence South 04 deg. 22' 55" East, 161.35 feet to an iron pin; thence on a curve to the left having a delta angle of 01 deg. 15' 48", a radius of 4,510.10 feet, a tangent of 49.72 feet and a length of 99.44 feet to an iron pin; thence South 03 deg. 07' 04" East, 380.00 feet to an iron pin; thence on a curve to the right, having a delta angle of 65 deg. 31' 51", a radius of 300.08 feet, a tangent of 61.99 feet and a length of 133.71 feet to an iron pin; thence continuing on a curve to the right at the intersection of Tinnin Road and U.S. Hwy. 41 (Springfield Hwy.), said curve having a delta angle of 104 deg. 03' 09", a radius of 30.00 feet, a tangent of 38.43 feet and a length of 54.48 feet to an iron pin in the northerly margin of U.S. Hwy. 41 (Springfield Hwy.); thence with said margin of said Highway, North 53 deg. 32' 04" West, 541.78 feet to an iron pin; thence on a curve to the right, having a delta angle of 00 deg. 46' 22", a radius of 22,867.46 feet, a tangent of 154.21 feet and a length of 308.43 feet to the point of beginning and containing 21.6 acres, more or less, and calculated by the Tax Assessor for Davidson County, Tennessee as being 22.58 acres, more or less.

BEING a part of the same property conveyed to John Paul Peay and wife, Lottie M. Peay, by deed from Callie Downing, an unmarried woman, filed for record in Book 1349, page 206, Register's Office for Davidson County, Tennessee. The said John

Paul Peay died on November 16, 1988, at which time ownership and title to the said property became vested in his widow, Lottie M. Peay, as surviving tenant by the entirety. Lottie M. Peay died, testate, on January 5, 1993, leaving a Last Will and Testament dated October 1, 1990, which was filed for probate in the Probate Court for Davidson County, Tennessee, in the matter of: *The Estate of Lottie M. Peay, deceased, Docket No. 93P-273.* The said Last Will and Testament of Lottie M. Peay, of record in Will Book 183, page 545, Probate Court for Davidson County, Tennessee, devises all of her estate, real, personal and mixed, to Wilford E. Bailey and wife, Phyllis Ann Bailey, including the real property, hereinabove described. The said Estate was closed on March 4, 1994. All debts and obligations owing by John Paul Peay and Lottie M. Peay have been fully paid and satisfied and there are no other persons, corporations, or other entities who have any interest, whatsoever, in the real property, hereinabove described.

The said real property is unimproved property fronting U.S. Highway 41 (Springfield Highway) and also fronting Tinnin Road.

The description of the real property, as hereinabove set forth, was taken from a survey dated December 15, 1988, by Donald R. Carver, Tennessee Registered Land Surveyor, TN License No. 271, as modified by current information concerning the adjoining property owners obtained from the Tax Assessor's Office for Davidson County, Tennessee.

The GRANTORS transfer and convey unto the GRANTEE all of the real property, as hereinabove described, by the tract and not by the acre.

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

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for:

1. 1999 State and County real property taxes, which are a lien but not yet due and payable, which have been prorated between the parties based upon taxes assessed for the taxable year 1998, and which will be paid in full by the GRANTEE, when due.

2. Subject to Greenbelt Rollback Taxes, which will hereafter be prorated between the parties in the event the GRANTEE does not keep the said property in the Greenbelt classification or in the event the GRANTEE further subdivides and sells a part of the said property at any time within three years after date hereof.

3. Subject to a permanent drainage easement, running with the northerly margin of U.S. Hwy. 41 (Springfield Hwy.), of record in Book 6173, page 477, Register's Office for Davidson County, Tennessee.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Further, the GRANTORS hereby quitclaim and convey to the GRANTEE, without any warranties made, all of the GRANTORS' right, title or interest in and to the following described strip of land as shown on the survey dated December 15, 1988 by Donald R. Carver, Registered Land Surveyor, License No. 271, as follows:

BEGINNING at an iron pin in the northerly margin of U.S. Hwy. 41 (Springfield Hwy.) a corner to the property conveyed to Evert Young by deed of record in Book 5118, page 231, Register's Office for Davidson County, Tennessee (Map 7, parcel 48 on the records of the Tax Assessor's Office for Davidson County, Tennessee), now the property of W.R. Crawford, et al, of record in Book 6011, page 611, said Register's Office, at a fence post; thence with the line of Crawford and with a fence line, North 00 deg. 18' 44" East, 541.82 feet to an iron pin; thence South 89 deg. 41' 16" East, 10.00 feet to a point; thence South 00 deg. 18' 44" West, 549.34 feet to a point in the northerly margin of U.S. Hwy. 41 (Springfield Hwy.); thence North 52 deg. 44' 43" West, 12.51 feet to the point of beginning and containing 0.125 acres, more or less.

WITNESS our hands on this the 30th day of April, 1999.

"GRANTORS"

WILFORD E. BAILEY

PHYLLIS ANN BAILEY

"GRANTEE"

ARLES B. GREENE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILFORD E. BAILEY and wife, PHYLLIS ANN BAILEY, and ARLES B. GREENE, 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, at office, this the 30th day of April, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Sworn to and subscribed before me, this the 30th day of April, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

99 MAY -5 AM 10:29

05828/2

RECEIVED FOR REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11463 PG. 492

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

99 MAY -5 AM 10:29

[illegible]

[illegible] 1232.50
1.00
15.00
2.00
1317.50
1317.50
[illegible] 1711

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456392