STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

Subscribed and sworn to before me, this 2ND DAY OF May, 1999.

Notary Public

MY COMMISSION EXPIRES: 8-8-99

(AFFIX SEAL)

WARRANTY DEED

HAC-99-0107 BOOK 11603 PAGE 952

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James E. Rager :	First Union National Bank	
(NAME)	(NAME)	
640 Old Hickory Boulevard	First Union Tower, 150 4th Avenue North	43-00-0-21
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MORGAN HURT LTD. PARTNERSHIP hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES E. RAGER AND NANCY RAGER AND GARY W. RAGER AND BRENDA E. RAGER hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit::

PARCEL "A"
A tract of land in the 4th Civil District of Davidson County, being Tract No. 1 on the Leonard L. Clark's Plan near Old Hickory, Tennessee, described according to survey made by S.M. McMurray, November 16, 1948.

Tract No. 1 is described as follows:

Beginning on the northwesterly margin of Old Hickory Boulevard at the low water mark of Cumberland River where bridge crosses said river on Old Hickory Boulevard; thence north 46 degrees 10' east 135 feet, more or less, to an iron pin; thence north 46 degrees 10' east 1600.4 feet, more or less; thence south 43 degrees 50' east 15 feet, more or less; thence north 46 degrees 10' east 724.6 feet to an iron pin; thence north 38 degrees west 1513.2 feet, more or less, to an iron pin; thence north 49 degrees 30' east 743.5 feet to an iron pin in the westerly margin of a road, being the first road on left from bridge over Cumberland River; thence north 47 degrees 47' west 345.6 feet, more or less, to an iron pin; thence south 52 degrees west 683.1 feet, more or less, to an iron pin; thence north 38 degrees west 446.5 feet, more or less, to an iron pin; thence north 52 degrees east 597.8 feet, more or less, to an iron pin in the westerly margin of a road; thence with the westerly margin of said road north 47 degrees 47' west 210.6 feet, more or less, to an iron pin at the southeast corner of tract No. 8 in said plan; thence with the south line of said tract 8 and continuing south 42 degrees 45' west 3179.0 feet, more or less, to an iron pin; thence south 42 degrees 45' west 150 feet, more or less, to low water mark of the Cumberland River; thence with low water mark of said river south 32 degrees east 487.6 feet; thence south 47 degrees east 1000.0 feet, more or less; thence south 47 degrees 10' east 874.8 feet, more or less, to the point of beginning, containing 153.7 acres, more or less.

Included in Tract No. 1 above, but excluded from this conveyance, by reason of having been previously convyed by Grantors are:

1) A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Ray Cole, dated November 22, 1983, as follows: Beginning at an iron pin in the southwesterly margin of Scenic View Drive; thence south 46 degrees 24' west 596.85 feet to an iron pin; thence north 55 degrees 14' west 217.95 feet to a point; thence north 46 degrees 43' east 637.61 feet to an iron pin in the southwesterly margin of Scenic View Drive; thence south 44 degrees 28' east 210.0 feet to the point of beginning, being 3 acres more or less.
Being the same property conveyed to Jimmy D. Turbyfill by deed from Ruth Wilson Hurt,a widow, by deed dated 2/8/84 of record in Book 6226, Page 773, Register's Office for Davidson County, Tennessee.

2) A tract of land lying entirely below the 400.6 feet contour line above mean sea level, situate on the left decending bank of the Cumberland River, in the 4th Civil District of Davidson County, Tennessee, and bounded substantially as follows: Beginning at a point where the 400.6 feet contour line crosses the dividing line between the lands now or formerly of Frank B. Carter et ux and the lands of the subject owner, said point being south 42 degrees 45' west 3299.0 feet, more or less, from the most northeasterly corner of the lands of the subject owner; thence leaving said Carter line, severing the lands of subject owner, and following the 400.6 foot contour line as it emanders generally as follows: south 37 degrees 00' east 350 feet, south 43 degrees 30' east 550 feet, and south 49 degrees 30' east 1460.0 feet to a point in the right-of-way line of Old Hickory Boulevard; thence leaving said contour line and along said right-of-way line, south 46 degrees 00' west 30 feet to a point in the ordinary high water line of the Cumberland River; thence northwesterly and upstream, following the meanderings of said water line, a distance of 2362.8 feet, more or less, to a point in the line of the lands of said Carter; thence leaving said water line and along said Carter line north

3) Two tracts of land denominated as Parcel No. 1 and Parcel No. 2 and described as follows:
Parcel No. 1: Beginning at a point in the northwesterly margin of the existing right-of-way of Old Hickory Boulevard, adn point being 450 feet, more or less, northeasterly from the low water mark of the left bank of the Cumberland River; thence at right angles to said right-of-way northwestardly 160 feet to a point; thence north 51 degrees 2' east 850.9 feet to a point which is 120 feet northwest of the said existing right-of-way; thence north 75 degrees 37' east 261.8 feet toa point in the said exisiting right-of-way; thence with said exisitng right-of-way south 48 degrees 20' 21" west 1082.6 feet to the point of beginning.
Parcel No. 2: Beginning at a point in the exisiting right-of-way of Old Hickory Boulevard said point being at right angles to and northwesterly of centerline station 141 + 18 more or less of said Old Hickory Boulevard; thence northwestardly 88 feet to the beginning of a curved line to the left which has a radius of 95 feet and is at all points 45 feet southwesterly from the centerline of a proposed paved driveway; thence with said curved line northwestardly 68 feet, more or less, to a point; thence at right angles to the tangent of the curve northwardly 90 feet to a point on a curved line to the right of which is at all points 45 feet northerly from said centerline; thence with said curved line southeastwardly 101 feet to a point in the existing right-of-way of Old Hickory Boulevard; thence with said right-of-way south 48 degrees 20' 21" west 65 feet, more or less, to a point; thence northwestwardly 13 feet toa point; thence south 48 degrees 20' 21" west 25 feet to the point of beginning.
Parcels one and two together contain a total of 3.47 acres, more or less, and are a part of the same property conveyed to the State of Tennessee by J. Morgan Hurt and wife, Ruth Wilson Hurt pursuant to terms of a Final Judgement by the Sixth Circuit Court of Davidson County, Tennessee, rendered in the case of State of Tennessee, et al. vs. J. Morgan Hurt, et al. on December 16, 1970, and of record in Book 4468, Page 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Morgan Hurt Ltd. Partnership by deeds from Phyllis B. Hurt, a widow, as to a 5.32% undivided interest recorded August 10, 1994 in Book 9433, Page 911; Teresa Hurt Searcy, as to a 2.66% undivided interest recorded August 10, 1994 in Book 9433, Page 906; John M. Hurt III as to a 2.66% undivided interest recorded August 10, 1994 in Book 9433, Page 901; Joe Sam Hurt Sr. and wife, Dorothy Jean Hurt as to a 5.32% undivided interest recorded August 10, 1994 in Book 9433, Page 896; Sherry Hurt Daniels f/k/a Sherry Lynn Patton as to a 2.66% undivided interest recorded August 10, 1994 in Book 9433, Page 891; Joe Sam Hurt Jr. as to a 2.66% undivided interest recorded August 10, 1994 in Book 9433, Page 886; and Ruth Wilson Hurt as to a 78.72% undivided interest recorded August 10, 1994 in Book 9433, Page 881, Register's Office for Davidson County, Tennessee.

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99 AUG -3 PM 3:42

REGISTER
DAVIDSON CO. TN.

IDENTIFICATION & REFERENCE

06 20012

unimproved ( )
This is improved (X) property, known as 640 Old Hickory Boulevard, Old Hickory, Tennessee 37138
(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 my/our hand(s) this 28th day of May, 1999.

John M. Hurt III

Morgan Hurt Ltd. Partnership

STATE OF Tennessee
COUNTY OF Davidson
Personally appeared before me, Mary Frances Rudy, a Notary Public in and for said County and

_____ the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this 28th day of May, 1999.

My Commission Expires _____

_____
Notary Public

_____

STATE OF Tennessee
COUNTY OF Davidson

BOOK 11603 PAGE 954

Personally appeared before me, MARY Frances Rudy, a Notary Public within and for said County and State aforesaid, personally appeared John M. Hurt III and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Morgan Hurt Ltd. Partnership the within named bargainor, and corporation, and that he as such President 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 John M. Hurt III as such President.

Witness my hand and official seal at office at Hendersonville, Tn. on this the 28th day of May, 1999.

My Commission Expires 9-28-2002

_____
Notary Public

MARY FRANCES RUDY NOTARY PUBLIC DAVIDSON COUNTY TENN

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☒ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

MARY FRANCES RUDY
ATTORNEY - AT - LAW

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

2050.00 03CHECK 0101 20/30 1497

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11603 PAGE 955

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

0620012

IDENTIF. & REFERENCE

99 AUG -3 PM 3:43

REGISTER
DAVIDSON COUNTY, TN.

CAMT	550000.00
CON TX	2035.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	2050.00
CHECK	2050.00

08/03/99 01 15:49 0001 1497

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499711