Jill Box 21-a

Instr:200003020020782 Page: 1 OF 5
REC'D FOR REC 03/02/2000 3:15:33PM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $1110.00

This instrument prepared by:
Sam D. Hodges, III
Grissim & Hodges
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Greg Hurley and wife, Sheri Hurley 6205 Melbourne Drive Nashville, Tennessee 37215	Same	Map: 78 Parcel: 110

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, KEN HILTON AND WIFE, SHERI HILTON, (the "Grantors") has bargained and sold, and by these presents do transfer and convey unto GREG HURLEY AND WIFE SHERI HURLEY (the "Grantees"), their successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their successors and assigns, forever. And Grantors do covenant with the Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantors do further covenant and bind theirselves, their heirs and representatives to warrant and forever defend the title to the said land to the Grantees, their successors and assigns, against the lawful claims of all persons, whomever.

Whenever 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 hands this 29th day of February 2000.

KEN HILTON

SHERRI HILTON

STATE OF ~~TENNESSEE~~ Mississippi)
COUNTY OF Madison)

Personally appeared before me, a Notary Public, KEN HILTON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of February 2000.

Cindy D. Weisenberger
NOTARY PUBLIC

My Commission Expires: Notary Public State of Mississippi At Large My Commission Expires: September 3, 2002 Bonded Thru Heiden, Brooks & Garland, Inc.

STATE OF ~~TENNESSEE~~ Mississippi)
COUNTY OF Madison)

Personally appeared before me, a Notary Public, SHERRI HILTON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of February 2000.

Cindy D Weisenberger
NOTARY PUBLIC

My Commission Expires: Notary Public State of Mississippi At Large My Commission Expires: September 3, 2002 Bonded Thru Heiden, Brooks & Garland, Inc.

Mississippi

STATE OF TENNESSEE)
COUNTY OF MADISON)

The actual consideration for this transfer, or value of property (whichever is greater) is $300,000.00.

Affiant

Subscribed and sworn before me this 29 day of February 2000.

Cindy D Weisenberger
NOTARY PUBLIC

My Commission Expires: Notary Public State of Mississippi At Large My Commission Expires: September 3, 2002 Bonded Thru Heiden, Brooks & Garland, Inc.

\wp\hpt\misc\hurley\river-rd\deed.

Exhibit "A"

A tract of land in the 23rd Councilmanic District, Metropolitan Nashville-Davidson County, Tennessee, being shown as Parcel 11 on Tax Map 78 and being more particularly described as follows:

Beginning at an existing iron pin on the westerly right-of-way line of River Road at the northeast corner of the herein-described tract and the southeast corner of Parcel 54 on Tax Map 78 owned by Janice Rena Palmore by Deed Book 5667, page 388, R.O.D.C., Tennessee, said pin being 1.8 miles, more or less, north from Lakeview Road; thence,

1. With the westerly right-of-way line of River Road (radius 1838.68 feet) with a curve to the right southerly a distance of 672.82 feet to an iron pin set and having a chord bearing and distance of South 21 degrees 38 minutes 21 seconds East, 669.073 feet; thence

2. Continuing with said right-of-way, South 11 degrees 39 minutes 39 seconds East, 389.21 feet to an iron pin set; thence,

3. Continuing with said right-of-way with a curve to the left (radius 3554.78 feet) southerly a distance of 389.66 feet to an existing iron pin at the southeast corner of the herein described tract and the northeast corner of Parcel 27 on Tax Map 77 owned by River Hill Estates, LLC by Deed Book 9824, page 844, R.O.D.C., Tennessee and having a chord bearing and distance of South 15 degrees 37 minutes 42 seconds East, 389.467 feet; thence;

4. With the north line of Parcel 27, South 68 degrees 25 minutes 10 seconds West, 1,152.94 feet to an existing iron pin; thence

5. North 88 degrees 19 minutes 02 seconds West, 1,755.19 feet to an existing iron pin; thence

6. Continuing with Parcel 27, North 11 degrees 44 minutes 48 seconds West, 707.44 feet to a 30-inch Black Oak in the southerly line of Parcel 45 on Tax Map 77 owned by Hans J. Vorbusch, et ux by Book 10967, page 727, R.O.D.C., Tennessee; thence,

7. With the easterly line of Parcel 45, North 61 degrees 48 minutes 11 seconds East, 57.80 feet to a 30-inch Black Oak; thence

8. Continuing with the easterly line of Parcel 45 and with an old irregular fence line, North 13 degrees 34 minutes 47 seconds East, 214.08 feet to an existing iron pin; thence,

9. North 27 degrees 30 minutes 22 seconds East, 154.34 feet to a 30-inch Oak; thence

10. North 21 degrees 43 minutes 47 seconds East, 55.40 feet to a 24-inch Oak stump; thence

11. North 14 degrees 08 minutes 43 seconds East, 155.71 feet to an existing iron pin; thence,

12. North 03 degrees 00 minutes 46 seconds West, 59.31 feet to a 30-inch Oak; thence

13. North 12 degrees 44 minutes 29 seconds East, 303.05 feet to a 28-inch Oak; thence,

14. North 37 degrees 51 minutes 41 seconds East, 195.62 feet to an existing iron pin, common corner of Parcel 45 and Parcel 54 on Tax Map 77 owned by Konrad J.E. Vorbusch and Irene M. Vorbusch by Deed Book 5581, page 233, R.O.D.C., Tennessee; thence

15. With the southerly line of Parcel 54, North 77 degrees 07 minutes 11 seconds East, 239.19 feet to a 25-inch Hickory; thence

16. North 82 degrees 05 minutes 52 seconds East, 109.82 feet to a 40-inch Oak; thence

17. North 69 degrees 13 minutes 43 seconds East, 28.34 feet to an existing iron pin; thence;

18. North 54 degrees 58 minutes 16 seconds East, 78.28 feet to a 22-inch Oak; thence

19. North 79 degrees 20 minutes 59 seconds East 28.23 feet to a 20-inch Hickory; thence,

20. South 84 degrees 21 minutes 34 seconds East, 101.39 feet to an existing iron pin, common corner of Parcel 54 and Parcel 1 on Tax Map 78 owned by TM Limited Partnership by Deed Book 9893, page 187, R.O.D.C., Tennessee; thence

21. With the southerly line of Parcel 1, South 87 degrees 03 minutes 01 seconds East, 34.09 feet to an existing iron pin; thence;

22. Continuing with the southerly line of Parcel 1 and Parcel 54, South 84 degrees 40 minutes 01 seconds East, 1,536.85 feet to the POINT OF BEGINNING and containing 4,725,006 square feet or 108.471 acres.

Being the same property conveyed to Ken Hilton and wife Sherri Hilton by Special Warranty Deed recorded in Book 10093, page 76, R.O.D.C., Tennessee.

EXHIBIT "B"

1. Easements, or claims of easement, not shown by the public records.

2. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.

3. 2000 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 78/110.

4. Restrictions set forth in Book 9824, page 844, Register's Office for Davidson County, Tennessee.

5. Easement(s) to Harpeth Valley Utilities District, as set forth in Book 5566, page 95.

6. Subject to "Roll-back" taxes for the statutory period if the land is converted to a use other than those stipulated in the provisions of TCA 67-5-1001 through 67-5-1010.