Instr:200005100047380 Page: 1 OF 4
REC'D FOR REC 05/10/2000 2:12:12PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $247.90

Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $67,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of May, 2000.

Notary Public

My commission expires 3/24/01

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**	
David K. Kidd and	Same	Map	Parcel
William C. Johnson and		154	23
B. Keith Perryman			
2704 Belmont Boulevard			
Nashville, TN 37212			

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Grace Elizabeth Pinkerton, an unmarried person, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto David K. Kidd, a married person, William C. Johnson, a married person, and B. Keith Perryman, a married person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See the attached "Exhibit A "

Being a portion of the same property conveyed to R.T. Pinkerton and wife, Grace Elizabeth Pinkerton by deed from Mrs. Priscilla Russell, widow of record in Book 2033, page 174 said Register's Office. Subsequently Grace Elizabeth Pinkerton having conveyed all her interest to R.T. Pinkerton by deed of record in Book 9572, page 368 and then R.T. Pinkerton having conveyed a one-half undivided interest to Grace Elizabeth Pinkerton by deed of record in Book 9572, page 370, said Register's office. R. T. Pinkerton has since died an he devised said property to Grace E. Pinkerton by will or record in Probate case No 98P-506 Probate Court for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2000 taxes a lien which are not yet due and payable. 2) Subject to Green Belt Assessment. Greenbelt Application will need to be renewed by purchaser or else property will be subject to "rollback" 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. 3) Easement for right of way of Poplar Creek Road lying within boundaries of premises. 4) No insurance is provided for the number of acres.

This property is unimproved property known as Map 154 parcel 23, Davidson County, Tennessee.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their

heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 8th day of May, 2000.

Grace Elizabeth Pinkerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grace Elizabeth Pinkerton, 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 Nashville, Tennessee, this 8th day of May, 2000.

Notary Public

My Commission expires: 3/24/01

EXHIBIT A

SURVEYOR'S DESCRIPTION
Being a Portion of the Robert Pinkerton Property
Known as Tract I

Being a tract or parcel of land located in the Ninth Civil District of Davidson County, Tennessee, said tract being part of the property conveyed to R. T. Pinkerton and wife Grace E. Pinkerton by instruments of record in book 9572, page 368, R.O.D.C. and book 9572, page 370, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Poplar Creek Road, said point being the northwesterly corner of a 5.01 acre parcel of land conveyed to Donald B. Shotwell by deed of record in book _____, page _____, R.O.D.C., and the northeasterly corner of the herein described tract,

THENCE, leaving said right-of-way line with the westerly line of Donald B. Shotwell S 16°34'30" E, 517.90 feet, crossing Poplar Creek, to an iron rod,

THENCE, continuing S 39°50'30" E, 251.38 feet to an iron rod,

THENCE, leaving said line with the westerly line of property conveyed to Charles N. Sturdivant and wife Deborah Sturdivant by deed of record in book 6758, page 448, R.O.D.C., S 15°52'15" W, 486.27 feet to an iron pin, said pin being located on the easterly side of a wire fence,

THENCE, leaving said line with the westerly line of property conveyed to Neal W. Carter by deed of record in book 8063, page 381, R.O.D.C., S 16°08'30" W, 249.90 feet to an iron pin, said pin being located near an old fence corner,

THENCE, continuing with the northerly line of said Carter property N 70°46'10" W, 379.70 feet along a wire fence to an iron pin,

THENCE, leaving said line with the northerly line of property conveyed to Russell T. Cook and wife Shannon H. Cook by deed of record in book 10688, page 102, R.O.D.C., N 71°38'48" W, 620.45 feet to an iron pin, said pin being located on the southerly side of a small branch in the hollow,

THENCE, leaving said northerly line with a **new** line and severing the lands of the aforementioned R.T. Pinkerton property N 7°00'22" E, 120.37 feet to an iron rod, said rod being located on the westerly side of a 4" Beech,

THENCE, continuing N 3°32'00" E, 258.16 feet to a 24" Elm,

THENCE, N 25°51'20" W, 171.29 feet to an iron rod, said rod being located on the northerly side of an 8" Beech,

THENCE, N 16°08'17" W, 189.04 feet to an iron rod, said rod being located on the northerly side of a 12" Elm,

THENCE, N 16°37'14" W, 58.09 feet to an iron rod, said rod being located on the southerly side of a wood fence post,

THENCE, N 0°11'23' E, 196.39 feet along a wire fence to an iron pipe, said pipe being located on the easterly side of a 12" Hackberry,

THENCE, N 20°38'50" E, 53.56 feet, again crossing Poplar Creek, to an iron rod located in the southerly right-of-way line of Poplar Creek Road,

THENCE, leaving said easterly line with the southerly right-of-way line of Poplar Creek Road and a curve to the left 251.38 feet, said curve having a central angle of 20°03'37", a radius of 717.98 feet, and a chord of S 84°42'27" E, 250.095 feet to an iron rod,

THENCE, continuing with a curve compounding to the left 159.85 feet, said curve having a central angle of 2°39'48", a radius of 3438.57 feet, and a chord of N 84°15'24" E, 159.83 feet to a point,

THENCE, N 82°54'27" E, 154.66 feet to a point,

THENCE, N 82°24'59" E, 376.55 feet to an existing iron rod and the point of beginning.

Containing 1,244,797 square feet or 28.576 acres, the same more or less.