Davidson County DEEDWARR
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THIS INSTRUMENT PREPARED BY:
BOTTORFF, KAVIN & COOK, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

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Address New Owner:	Send Tax Bills To:	Map-Parcel
Ponddigger Properties, L.L.C. P. O. Box 363 Brentwood, Tennessee 37024	Owner	68-29

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $150,000.00

Affiant

Subscribed and sworn to before me this 12th day of MARCH, 2001.

Notary Public

My Commission Expires: 12/15/2004

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FOR AND IN CONSIDERATION of One Hundred Fifty Thousand Dollars ($150,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **HAILEY'S HARBOR, INC., a Tennessee corporation,** ("Grantor") by these presents does hereby transfer, sell and convey to **PONDDIGGER PROPERTIES, L.L.C., a Tennessee limited liability company,**("Grantee"), its successors and assigns, all its interest, right and title in and to a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, bounded on the north by the southerly margin of Hydes Ferry Pike (State Route 12), bounded on the east by the Kenneth N. & Laurie J. Dunn Property as recorded in Deed Book 11000, page 333, Register's Office, Davidson County, Tennessee, bounded on the south by the northerly margin of the existing railroad right-of-way, bounded on the west by the Tim R. Wilson, et al property as recorded at Instrument No. 20001109-111389, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Hydes Ferry Pike (State Route 12), said point being located 124 feet westerly, more or less, from the centerline of a Tennessee Valley Authority easement; thence a common line with the Kenneth N. & Laurie J. Dunn property, S 19 degrees 52 minutes 28 seconds W, 295.02 feet to a point in the northwesterly margin of Old Hydes Ferry Pike; thence with said margin, S 66 degrees 53 minutes 37 seconds W, 218.54 feet to a point in the northerly margin of the existing railroad right-of-way; thence with said margin, N 81 degrees 35 minutes 00 seconds W, 424.15 feet; thence S 05 degrees 11 minutes 48 minutes W,

25.05 feet; thence N 81 degrees 35 minutes 00 seconds W, 973.00 feet to an iron pin at the southeasterly corner of the Tim R. Wilson, et al property; thence a common line with the Tim R. Wilson, et al property, N 04 degrees 47 minutes 46 seconds E, 366.46 feet to an iron pin in the southerly margin of Hydes Ferry Pike (State Route 12); thence with said margin, S 76 degrees 33 minutes 31 seconds E, 6.97 feet; thence S 76 degrees 48 minutes 33 seconds E, 150.67 feet to the beginning of a curve to the left; thence with said curve having a central angle of 10 degrees 30 minutes 06 seconds, a radius of 5781.58 feet, a length of 1059.71 feet, and a chord bearing and distance of S 82 degrees 33 minutes 37 seconds E, 1058.23 feet; thence S 05 degrees 59 minutes 19 seconds W, 2.66 feet to the beginning of a curve to the left; thence with said curve having a central angle of 03 degrees 48 minutes 08 seconds, a radius of 5785.92 feet, a length of 383.95 feet and a chord bearing and distance of S 88 degrees 58 minutes 13 seconds E, 383.88 feet; thence N 89 degrees 07 minutes 43 seconds E, 68.71 feet to the point of beginning, containing 12.684 acres, more or less. Subject property is encumbered by a drainage easement adjacent to the southerly margin of Hydes Ferry Pike (State Route 12). Said easement being approximately 61 feet by 53 feet and being further described and referenced in Deed Book 9414, page 627, Register's Office, Davidson County, Tennessee.

Being a portion of the property conveyed to Hailey's Harbor by Quitclaim Deed dated December 14, 1990, of record in Book 8272, page 122, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for current taxes.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said real property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 12th day of MARCH, 2001.

GRANTOR:
HAILEY'S HARBOR, INC.

BY: _____
W. Alexander Steele
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. Alexander Steele, to me known or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Hailey's Harbor, Inc., the within named bargainor, a corporation, and who acknowledged that he as said President, being authorized so to do, executed the foregoing instrument as the free act and deed of the corporation by signing the name of the corporation by himself as President.

Witness my hand and official seal this 12th day of MARCH, 2001.

_____
Notary Public

My Commission Expires: 12/15/2004

