PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 07/09/01 14:07 2pgs
Fees:13.00 Taxes:579.42
20010709-0072923

W & I Ref: (sk) Title No: 42696
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Harpeth Crest LLC 5945 Temple Road Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 141-45 and 141-46

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 156,599.79,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Max Barry Vinson and spouse, Barbara S. Vinson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harpeth Crest LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing iron pin on the northerly margin of River Bend Lane at the intersection with the westerly right-of-way of Morton Mill Road; and proceeding as follows:

With said northerly margin of River Bend Lane a curve to the right 112.18 feet to an iron pin set; said curve having a central angle of 28 deg. 33' 58", radius 225.00, tangent 57.28, and chord N 48 deg. 15' 34" W 111.02; thence, N 33 deg. 58' 34" W 100.00 feet to an iron pin set; thence, a curve to the left 61.36 feet to an existing iron pin; said curve having a central angle of 12 deg. 47' 03", radius 275.00, tangent 30.81, and chord N 40 deg. 21' 11" W 61.24 ; thence, with the easterly and northerly boundary of River Bend Subdivision of record in Plat Book 6900, Page 504, R.O.D.C. Tennessee N 00 deg. 09' 54" E 311.70 feet to an existing iron pin; said line passes existing iron pins at 124.70 feet and 214.92 feet; thence, N 85 deg. 55' 04" W 180.75 feet to an existing concrete monument; said line passes an existing concrete monument at 130.67 feet; thence, N 86 deg. 06' 24" W 200.01 feet to an existing iron pin; thence, leaving said northerly boundary of River Bend Subdivision and with the easterly boundary of Lenee Frances McPherson Greer of record in Book 11202, page 111 R.O.D.C. Tennessee N 24 deg. 39' 25" W 233.06 feet to an iron pin set; thence, N 00deg. 57' 39" W 173.14 feet to an iron pin set; thence, with the easterly boundary of Patricia N. and Joseph D. McPherson of record in Book 9307, page 384, R.O.D.C. Tennessee N 01 deg. 23' 07" W 357.73 feet to an iron pin set; thence, N 09 deg. 19' 23" W 153.94 feet to an iron pin set; thence, with the easterly boundary of William J. McPherson of record in Book 9307, page 390 R.O.D.C. Tennessee N 08deg. 23' 52" W 39.23 feet to an iron pin set; thence, N 16 deg. 11' 57" W 495.28 feet to an existing iron pin on the southerly right-of-way of the CSX Railroad; thence, with said southerly right-of-way of the CSX Railroad a curve to the right 358.63 feet to an iron pin set; said curve having a central angel of 07 deg. 22' 52", radius 2783.88, tangent 179.56, and chord N 77 deg. 50' 29" E 358.38; thence, continuing with said southerly right-of-way of the CSX Railroad a curve to the right 635.34 feet to an iron pin set; said pin being on a witness line along the Harpeth River; and said curve having a central angle of 13 deg. 07' 58", radius 2771.88, tangent 319.07, and chord N 88deg. 47' 07" E 633.95; thence, with said witness line S 13 deg. 28' 38" E 42.24 feet to an iron pin set; thence, S 05 deg. 34' 11" W 318.24 feet to an iron pin set; thence, S 07 deg. 21' 26" E 463.72 feet to an iron pin set; thence, S 02 deg. 05' 17" W 348.57 feet to an iron pin set; thence, S 02 deg. 42' 30" E 272.46 feet to an iron pin set; thence, S 09 deg. 12' 19" E 224.46 feet to an iron pin set; thence, S 17 deg. 42' 18" W 205.97 feet to an iron pin set; thence, S 12 deg. 03' 38" W 142.66 feet to an iron pin set; thence, S 00 deg. 04' 19" W 259.95 feet to an iron pin set on the southerly boundary of the herein described property; thence, N 82 deg. 28' 05" W 75.00 feet to a point in the center line of Morton Mill Road; thence, with said center line of Morton Mill Road N 06 deg. 03' 50" W

97.66 feet to a point; thence, N 01 deg. 27' 03" E 64.77 feet to a point; thence, N 19 deg. 14' 37" E 39.28 feet to a point; thence, N 14 deg. 20' 24" E 16.28 feet to a point; thence, N 75 deg. 39' 36" W 30.00 feet to an iron pin set on the westerly right-of-way of Morton Mill Road; thence, with a curve to the right 44.99 feet to the point of beginning; said curve having a central angel of 103 deg. 07' 05", radius 25.00, tangent 31.50, and chord S 65 deg. 53' 56" W 39.16; containing 1,482002 square feet or 34.02 acres, more or less to the witness line. Said tract contains an additional 243.089 square feet or 5.6 acres more or less by estimation from the witness line to the center of the Harpeth River.

BEING the same property conveyed to Max Barry Vinson and Barbara S. Vinson, husband and wife, by deed from W. J. Newsom of record in Book 11581, page 612, Register's office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2001, and subsequent years; Restrictive covenants of record in instrument no. 200003210028728, said Register's Office.

This is unimproved property, known as: West Side of Morton Mill Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of July, 2001.

Max Barry Vinson

Barbara S. Vinson

State of Tennessee
County of Davidson

On this 6th day of July, 2001, before me the undersigned authority, personally appeared **Max Barry Vinson** and **Barbara S. Vinson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:
State of Tennessee
County of Davidson

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 156,599.79

Affiant

Sworn and subscribed before me on the 6th day of July, 2001.

Notary Public

My Commission Expires:

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MAY 22, 2003