Davidson County DEEDWARR
Recvd: 02/21/03 13:17 3pgs
Fees:18.00 Taxes:794.02
20030221-0023336

This instrument prepared by:
CBC Title & Escrow, LLC
621 S. Broadway
Portland, TN 37148

ADDRESS NEW OWNER:
Ransom Park Partners
1321 Murfreesboro Rd Suite 520
Nashville, TN 37217

SEND TAX BILLS:
Same

Map 135, P/O Parcel 273

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **FRANCES RANSOM, DAVID G. BENNETT AND KAREN R. BENNETT** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto **RANSOM PARK PARTNERS, a Tennessee General Partnership composed of James M. Fischer, Jr., General Construction Co., Inc., and Marion Thurman,** the following described property to wit:

Land in the 1st Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a pint in the northerly line of Section Two, Phase Two, Ransom Place as recorded in Book 7900, Page 52, R.O.D.C., Tn., said point being North 88 deg. 13' 35" West a distance of 110.00 feet from the westerly margin of Olive Circle;

Thence, along the northerly lines of said Ransom Place, North 88 deg. 13' 35" West a distance of 268.52 feet; Thence, North 87 deg. 45' 10" West a distance of 229.86 feet;

Thence along the northerly line of Geneva Ray Stilts, recorded in Book 4764, Page 854, R.O.D.C., Tn., North 84 deg. 31' 59" West a distance of 171.65 feet;

Thence, along the westerly lines of the herein described tract, North 36 deg. 36' 58" East a distance of 142.44 feet; Thence, North 55 deg. 06' 06" East a distance of 91.90 feet; Thence, North 345 deg. 50' 44" East a distance of 98.11 feet; Thence, North 55 deg. 58' 29" East a distance of 96.71 feet; Thence, North 22 deg. 52' 04" East a distance of 57.91 feet; Thence, North 52 deg. 38' 59" East a distance of 43.59 feet; Thence, North 45 deg. 29' 04" East a distance of 83.87 feet; Thence, North 44 deg. 30' 56" West a distance of 11.12 feet;

Thence along a curve to the left an arc distance of 12.64 feet, said curve having a radius of 438.01 feet, a chord direction of North 45 deg. 20' 32" West and a chord length of 12.64 feet;

Thence, North 43 deg. 49' 53" East a distance of 140.24 feet;
Thence, North 03 deg. 21' 09" East a distance of 165.97 feet;

Thence, along the southerly lines of Richard T. Whitmore recorded in Book 10022,

Page 174, R.O.D.C., Tn., South 74 deg. 02' 36" East a distance of 33.31 feet; Thence, South 75 deg. 20' 47" East a distance of 92.70 feet;

Thence, along the southerly line of J.D. Hare, recorded in Book 2882, Page 264, R.O.D.C., Tn., South 73 deg. 39' 13" East a distance of 208.44 feet;

Thence, along the westerly lines of Section Three Ransom Park, South 13 deg. 58' 57" West a distance of 245.32 feet; Thence, South 85 deg. 31' 28" West a distance of 47.94 feet; Thence, North 74 deg. 41' 30" West a distance of 58.06 feet; Thence, South 34 deg. 53' 40" West a distance of 142.94 feet;

Thence along a curve to the left an arc distance of 2.59 feet, said curve having a radius of 736.54 feet, a chord direction of South 55 deg. 12' 22" East and a chord length of 2.59 feet;

Thence, South 34 deg. 41' 35" West a distance of 90.00 feet;
Thence, South 42 deg. 02' 13" East a distance of 73.03 feet;
Thence, South 45 deg. 04' 42" East a distance of 54.62 feet;
Thence, South 01 deg. 46' 25" West a distance of 232.82 feet; to the Point of Beginning containing 7.29 acres or 317,520 square feet.

Being a portion of the same property conveyed to Karen R. Bennett and Frances Ransom by Executrix's Quitclaim Deed of record in Book 11579, page 352, Register's Office for Davidson County, Tennessee in accordance with the provisions of the Will of James W. Ransom and by Quitclaim Deed from James W. Ransom of record in Book 10673, page 22 and also Quitclaim Deeds appearing of record in Book 11354, page 420 and Book 11434, page 501, said Register's Office. And to David G. Bennett and Karen R. Bennett as to a certain percentage interest by Quitclaim Deeds of record as Instrument No. 200003310032439; Instrument No. 20010813-0086750 and Instrument No. 20020405-0041910, said Register's Office.

Said conveyance is made subject to Storm Water Detention Agreement of record in Instrument No. 20010206-00111474, R.O.D.C., Tn.; Subject to Easements to City of Nashville as set forth in Book 2649, page 593, R.O.D.C., Tn.; Subject to Easements to State of Tennessee of record in Book 2905, page 509; Subject to Easement to American Telephone & Telegraph Company of Tennessee of record in Book 1237, page 111, R.O.D.C., Tn., Subject to Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 200007250073496, and in any allied instruments referred to in said restrictions; subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage being recorded simultaneously herewith and to any visible and unrecorded easements, restrictions, building regulations and zoning regulations. Taxes for the year 2001 and any prior years, including any Rollback Taxes, are to be paid by the herein named Grantors.

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, its successors and/or assigns forever; and the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 14 day of February, 2003.

Frances Ransom
by Karen R Bennett AIF
FRANCES RANSOM
By: Karen R. Bennett as Attorney-In-Fact as evidenced by Power of Attorney of record in Book 11750, page 789, R.O.D.C. TN.

DAVID G. BENNETT

Karen R Bennett
KAREN R. BENNETT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned, a Notary Public for said County and State, **DAVID G. BENNETT and KAREN R. BENNETT**, named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 14 day of February, 2003.

Lavelia Bowman
NOTARY PUBLIC

(SEAL)
My Commission Expires:
5/15/06.

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned, a Notary Public for said County and State, **KAREN R. BENNETT, as Attorney–In-Fact for FRANCES RANSOM**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained as Attorney-In-Fact for **FRANCES RANSOM**.

Witness my hand and seal at office on this the 14 day of February, 2003.

Lavelia Bowman
NOTARY PUBLIC

(SEAL)
My Commission Expires:
5/15/06

STATE OF TENNESSEE
COUNTY OF SMITH

The actual consideration or value, whichever is greater, for this transfer is $214,600.

Peggy S. Blackburn
AFFIANT

Subscribed and sworn to before me this the 14 day of February, 2003.

Lavelia Bowman
NOTARY PUBLIC

(SEAL)
My Commission Expires:
5/15/06.

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