WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/03 08:28 4 pgs
Fees:23.00 Taxes:740.00

20031231-0184239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: August 20, 2007.

(AFFIX SEAL)

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gold Star Development, Inc.	OWNER	150-00-0-360.00
(NAME)	(NAME)	
2572 Murfreesboro Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas & Associates, Inc., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gold Star Development, Inc., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☒
This is improved ☐ property, known as 10.83 +/- Acres Murfreesboro Road, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 30th day of December, 2003.

Thomas & Associates, Inc., a Tennessee Corporation

By: _____

George Thomas, ~~President~~ Jr. Sec

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared George Thomas, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of the Thomas & Associates, Inc., a corporation, and that he as such Secretary by signing the name of the corporation by himself as Secretary

Witness my hand and seal at Antioch, Tennessee, this 30th day of December, 2003.

Commission expires: 8/20/07

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

_____
Notary Public

EXHIBIT "A:

A parcel of land located on Murfreesboro Road in the 29th Councilmanic District of Nashville, Davidson County, Tennessee, being further described according to a survey by Walter Davidson & Associates as follows:

Commencing at the intersection of the center lines of Mufreesboro Road and Hamilton Church Road, thence South 44 degrees 05 minutes 24 seconds East a distance of 496 feet more or less to an iron rod in the northern right of way of Murfreesboro Road said rod also being the common corner between the property belonging to Hamilton United Methodist Church as of record in Book 4880, Page 434 and the subject tract and being the true point of beginning; thence North 41 degrees 45 minutes 32 seconds East a distance of 202.49 feet to a small pipe in a fence; thence North 47 degrees 31 minutes 43 seconds East a distance of 232.71 feet to an iron rod; thence South 80 degrees 10 minutes 06 seconds East a distance of 120.47 feet to an iron rod in concrete; thence South 08 degrees 55 minutes 15 seconds West a distance of 337.66 feet to an iron rod in concrete; thence South 82 degrees 04 minutes 23 seconds East a distance of 562.18 feet to an iron rod at the west bank of Hamilton Creek; thence North 08 degrees 00 minutes 44 seconds East a distance of 501.15 feet to a point in the southern right of way of Hamilton Church Road; thence with said right of way South 82 degrees 04 minutes 08 seconds East a distance of 243.70 feet to a point in the common line with Harold L. and Marguerite P. Harden as of record in Book 2017, Page 156, RODCT; thence South 09 degrees 41 minutes 26 seconds West a distance of 1,063.26 feet to an iron rod at the fence corner; thence South 83 degrees 05 minutes 50 seconds West a distance of 272.30 feet to a fence corner at the east bank of Hamilton Creek; thence South 04 degrees 52 minutes 29 seconds West a distance of 148.04 feet to a point in the right of way of Murfreesboro Road; thence with said right of way North 41 degrees 13 minutes 00 seconds West a distance of 923.68 feet to a right of way monument; thence North 41 degrees 13 minutes 00 seconds West a distance of 258.50 feet to an iron rod, said iron rod being the true point of beginning.

The above described parcel contains 711,788,166 square feet or 16.340 acres more or less.

Together with the easement rights for parking and ingress and egress in favor of Lott Tucker, Trustee, arising under a certain easement by and between Lott Tucker, Trustee and Metro Government acting through the Electric Power Board of record in Book 7049, Page 346, Register's Office for Davidson County, Tennessee, as shown on a survey by A & A Engineers, Inc., dated February 13, 1987.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED from this conveyance are the following two tracts:

Tract 1
A parcel of land located on Murfreesboro Road in the 29th Councilmanic District of Nashville, Davidson County, Tennessee, being further described according to a survey by Walter Davidson & Associates as follows:

Commencing at the intersection of the center lines of Murfreesboro Road and Hamilton Church Road thence South 44 degrees 05 minutes 24 seconds East a distance of 872.71 feet to an iron rod in the northern right of way of Murfreesboro Road said rod also being the common corner between the property belonging to Hamilton United Methodist Church as of record in Book 4880, Page 434, and the subject tract and being the true point of beginning; thence North 41 degrees 45 minutes 32 seconds East a distance of 202.40 feet to a small pipe in a fence; thence North 47 degrees 31 minutes 43 seconds East a distance of 232.71 feet to an iron rod; thence South 80 degrees 10 minutes 06 seconds East a distance of 120.47 feet to an iron rod in concrete; thence South 08 degrees 55 minutes 15 seconds West a distance of 337.66 feet to an iron rod; thence South 82 degrees 04 minutes 23 seconds East a distance of 155.00 feet to a point; thence South 48 degrees 47 minutes 00 seconds West a distance of 131.49 feet to a point; thence South 41 degrees 13 minutes 00 seconds East a distance of 375.00 feet to a point; thence South 48 degrees 47 minutes 00 seconds West a distance of 220.00 feet to a point in the right of way of Murfreesboro Road;

thence with said right of way North 41 degrees 13 minutes 00 seconds West a distance of 514.00 feet to a concrete right of way monument; thence continuing with said right of way North 41 degrees 13 minutes 00 seconds West a distance of 258.49 feet to the Point of Beginning. Containing 239995.15 square feet or 5.5095 acres more or less.

Tract 2
Easement Rights as established in Easement of record in Book 7049, Page 346, said Register's Office, as those rights pertain to a parcel of land located on Murfreesboro Road, in the 29th Councilmanic District of Nashville, Davidson County, Tennessee being further described according to a survey by Walter Davidson & Associates, as follows:

Beginning at an iron rod at the southwest corner of the property belonging to Metropolitan Government of Nashville and Davidson County, Tennessee (Electric Power Board) as of record in Book 3434, Page 71, RODCT; thence with the common line with Heartland Nashville Limited Partnership as of record in Book 7242, Page 574, RODCT and corrected by Deed of Record in Book 10044, Page 936, RODCT, North 08 degrees 55 minutes 15 seconds East a distance of 264.52 feet to an iron rod in concrete at the Northeast corner of the Heartland property; thence South 06 degrees 37 minutes 24 seconds East a distance of 273.24 feet to a point; thence North 82 degrees 04 minutes 23 seconds West a distance of 73.23 feet to the Point of Beginning, containing 9684.57 square feet or 0.222 acres more or less.

Being the same property conveyed to grantors by deed being recorded in Instrument 19991215-0303266, Book n/a, Page n/a, said Register's Office.

This conveyance is subject to all existing plat notes, conditions, restriction and easements of record.