# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/04 09:44 3pgs
Fees:18.00 Taxes:10730.00

20040803-0092571

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,900,000

*Affiant*

Subscribed and sworn to me on July 30, 2004

NOTARY PUBLIC
my commission expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Ste. 201
Nashville, TN 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| FRIENDS OF THE WARNERS PARKS, INC.<br>50 Vaughn Rd.<br>Nashville, TN 37221 | SAME | Map 143, Parcel 22.0<br>Map 143, Parcel 23.0 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John C. Beasley, Jr. and wife, Peg Beasley, Catharine B. O'Bryan and husband, Sam O'Bryan, and Mary B. Beasley and husband, Thom ~~Beasley~~, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto FRIENDS OF THE WARNER PARKS, INC., hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Parcel No. 22, being land in the 9th Civil District of Davidson County, Tennessee, being part of Tract No. 1 on the map showing division of the lands owned by Felix Page, of record in Book 843, Page 35, Register's Office for said County, and part of Lot No. 1 on the map of Devon Farm, Estate of E. D. Hicks, of record in Book 547, pages 193 and 194, said Register's Office, described according to a survey made by George W. Watkins, Surveyor, August 23, 1960 as follows:

Beginning at an iron pin in the line between Tracts Nos. 1 and 3 on said map of the division of the Felix Page lands, at the northeast corner of the property conveyed to the Nashville, Chattanooga and St. Louis Railway by deed from Horace R. Page and wife, of record in Book 1316, Page 284, said Register's Office, said iron pin also being located in the westerly line of the property conveyed to Mrs. Mary Page Oakley by deed from Felix G. Page, of record in Book 866, Page 682, said Register's Office; thence with the northerly line of said Railroad property south 78 degrees 45' west 254 feet to an iron pin; thence with a staked line, north 1 degree west 1011 feet to an iron pin lying 250 feet westerly from said line between Tracts Nos. 1 and 3; thence with a staked and marked line and extending across the line between said Tract No. 1 and said Lot No. 1, south 89 degrees West 820 feet to an iron pin in the easterly line of the E. D. Hicks, IV, property, also being the westerly line of the property conveyed to H. R. Page by deed from E. D. Hicks, IV, and wife, of record in Book 1682, Page 271, said Register's Office; thence with said Hicks' easterly line, north 1 degree 30' east 480 feet to a point; thence with the same, north 2 degrees east 1204 feet to a fence along Harvey Wells' southerly line, also being the northerly line of said lot No. 1; thence with said fence along Wells' southerly line and the northerly line of said lot No. 1 south 60 degrees 30' east 126 feet to the westerly line of said Tract No. 1; thence with a fence along said Wells' easterly line and the westerly line of said Tract No. 1, said post also being in the southerly line of the H.G. Hill property; thence with a downed fence along H. G. Hill's southerly line and the northerly line of said Tract No. 1, south 87 degrees east 851 feet to an iron pin and a marked tree at the common north corner of said Tracts Nos. 1 and 3, also being the northwest corner of said Oakley's property; thence with a downed fence and continuing with a fence along the line between said Tracts Nos. 1 and 3, also being said Oakley's westerly line, south 1 degree east 3,280 feet to the beginning.

Parcel No. 23, being part of Tract No. 1, on the map showing division of lands owned by Felix Page, of record in Book 843, Page 35, Register's Office for said County, and part of lot No. 1, on the map of Devon Farm, Estate of E. D. Hicks, of record in Book 547, Pages 193 and 194, said Register's Office, described according to a survey made by George W. Watkins, Surveyor, August 23, 1960, as follows:

Beginning at an iron pin in the northerly line of the property conveyed to the Nashville, Chattanooga and St. Louis Railway by Deed from Horace R. Page and wife, of record in Book 1318, Page 284, said Register's Office, at the most southerly southwest corner of the property conveyed to Marable Mayo and wife, by deed from the Broadway National Bank and Lillian Lawrence Page, of record in Book 3134, Page 136, said Register's Office; thence with said Mayo's westerly line along a staked line, north 1 degree west 1011 feet to an iron pin at an inner corner of said Mayo's property; thence with said Mayo's southerly line along a staked and marked line and extending across the line between said Tract No. 1 and said Lot No. 1, south 89 degrees west 820 feet to an iron pin in the easterly line of the E. D. Hicks, IV, property, also being the westerly line of the property conveyed to H. R. Page by deed from E. D. Hicks, IV, and wife, of record in Book 1682, Page 271, said Register's Office; thence with said Hicks' easterly line along a fence, south 1 degree 30' west 1175 feet to an iron pin in the northerly line of the property conveyed to the N. C. and St. L. R. R. by deed from G. D. Hicks of record in Book 1291, Page 565, said Register's Office; thence with the northerly line of said Railroad property, passing the line between said Tract No. 1 and said Lot No. 1, north 78 degrees 45' east 876.5 feet to the beginning.

Grantors further convey a 20-foot easement for right-of-way from Highway 100 across the property conveyed to the City of Nashville, by Horace R. Page and wife, by deed of record in Book 1562, Page 237, Register's Office for Davidson County, Tennessee, and across the right-of-way of the Chattanooga and St. Louis Railway Company to the southerly boundary of the premises. Said easement is intended to be that 20-foot right-of-way now existing and which has been used by the occupants of the house on said premises.

Being the same property conveyed to Catherine B. O'Bryan, Mary B. Beasley and John C. Beasley, Jr. by executor's deed from John C. Beasley, Jr., Executor, dated May 29, 1998, filed June 3, 1998, of record in Book 10960, Page 321, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County and subsequent taxes are assumed by the Grantee; and
2. All matters of record in Book 843, Page 35, and in Book 547, Pages 193 and 194, and in Book 1562, Page 237 in the Register's Office for Davidson County, Tennessee;
3. Greenbelt Assessment in Book 8902, Page 189, said Register's Office.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at Route 5, Highway 100 & 7334 Highway 100, 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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Peg Beasley, wife of John C. Beasley, Jr., Sam O'Bryan, husband of Catharine B. O'Bryan and Thom ~~Beasley,~~ husband of Mary B. Beasley join in this conveyance to transfer any marital interest they may have in the property.

**WITNESS** our hands on July 30, 2004.

John C. Beasley, Jr.

Peg Beasley

Catharine B. O'Bryan

Sam O'Bryan

Mary B. Beasley

Thom ~~Beasley~~

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On July 30, 2004, before me personally appeared John C. Beasley, Jr. and spouse, Peg Beasley, Catharine B. O'Bryan and spouse, Sam O'Bryan, and Mary B. Beasley and spouse, Thom Rutledge, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as his free act and deed.

Witness my hand and official seal on July 30, 2004.

NOTARY PUBLIC

My Commission Expires: 1/27/07

