This instrument prepared by:
James G. Lackey, III, Atty.
414 Union Street, Ste. 1800
Nashville, TN 37219

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harpeth Valley Utilities District of Davidson and Williamson Counties, TN	SAME	
(NAME) P.O. Box 210319	(NAME)	Map 101, Parcel 56
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Eller & Olsen Stone Company, Inc., have this day bargained and sold, and do hereby transfer and convey unto the said Harpeth Valley Utilities District of Davidson and Williamson Counties, TN the Grantees *herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee, *as follows:*

See Exhibit "A" Attached

STATE OF **Tennessee**
COUNTY OF **Davidson**

The actual consideration or value whichever is greater, for this transfer $ EXEMPT

Subscribed and sworn to before me this the 10th *day of* February, 2005

My commission expires: 3/26/05 *(Affix Seal)*

Affiant

Notary Public

This is unimproved (X) *property, known as* 5838 River Road, Nashville, TN
improved ( )
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth on Exhibit "B" hereto.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 10th *day of* February, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eller & Olsen Stone Company, Inc.

BY:

ITS: President

Davidson County DEEDWARR
Recvd: 02/10/05 15:30 4 pgs
Fees:22.00 Taxes:0.00
20050210-0015734

STATE OF **Tennessee**
COUNTY OF **Davidson**

Before me, James G. Lackey III, *a Notary Public of the State and County aforesaid, personally appeared* J. C. Siegrist, Jr., *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be* President *of the* Eller & Olsen Stone Company, Inc., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President

Witness my hand and official seal, at office in Nashville, Tennessee, *this* 16th *day of* February, 2005.

Notary Public James G. Lackey

My Commission Expires: 3/26/05

EXHIBIT "A'
LEGAL DESCRIPTION

Land located in the Second Civil District, Twenty-third Councilmanic District, Nashville, Davidson County, Tennessee, located east of Overall Creek, north of River Road and south of the Cumberland River, being a portion of property conveyed to Eller & Olsen Stone Company, Inc., by deeds of record in Deed Book 4202, Page 871, Register's Office Davidson County, Tennessee, Deed Book 4680, Page 350, R.O.D.C., Deed Book 3641, Page 595, R.O.D.C. and Deed Book 4395, Page 827, R.O.D.C., and being more particularly described as follows:

BEGINNING at a concrete monument (old) in the northerly right-of-way of River Road, said monument being the southeasterly corner of property conveyed to Harpeth Valley Utilities District by order of the Third Circuit Court of Davidson County, Tennessee, Docket No. 85-C-3291 and of record in Deed Book 10499, Page 978, R.O.D.C.;

THENCE, along the easterly line of said Harpeth Valley Utilities District property the following calls:

N 10° 22' 45" E, 1,273.00 feet to a concrete monument (old),
N 28° 24' 26" E, 423.00 feet to a concrete monument (old),
N 08° 23' 55" E, 278.00 feet to the low waterline of the Cumberland River,

THENCE, along said low waterline, S 76° 09' 41" E, 1,003.02 feet to the northwesterly corner of Lot 6a, as shown on the Plat of Subdivision of Lot No. 6, Plumlee Farms, of record in Plat Book 5050, Page 88, R.O.D.C.;

THENCE, along the westerly line of said subdivision, the following calls:

S 06° 40' 31" E, 298.00 feet to an iron pin (new),
S 06° 49' 30" W, 1,037.86 feet,
S 06° 49' 40" W, 764.38 feet to an iron pin (new),
25 feet from the centerline of River Road said pin being in the northerly right-of-way of said River Road;

THENCE, along said right-of-way the following calls:

N 82° 55' 45" W, 189.25 feet, to an iron pin (new),
With a curve to the right, 290.94 feet to an iron pin (new), said curve having a central angle of 12° 36' 35", a radius of 1,321.97 feet, a tangent of 146.06 feet and a chord of N 76° 37' 27" W, 290.35 feet,
N 70° 19' 10" W, 493.63 feet to an iron pin (new),
N 62° 51' 36" W, 371.33 feet to the Point of Beginning.

Containing 2,518,434 square feet, or 57.82 acres, more or less.

Being part of the same property conveyed to Eller & Olsen Stone Company, Inc. by deeds from Forrest Williams and wife, Nannie Williams of record in Book 4395, page 827, Register's Office for Davidson County, Tennessee; by deed from Betty A. Stevens (formerly Phillips), of record in Book 3641, page 595, said Register's Office; by deed from Brookmeade Subdivision, Inc., of record in Book 4202, page 871, said Register's Office; and by deed from George W. Givens and wife, Hilma Kelley Givens of record in Book 4680, page 350, said Register's Office.

Exhibit "B"
Encumbrances

1. Taxes for the year of 2005, a lien, not yet due and payable.
2. Application for Greenbelt Assessment-Forest of record in Book 8927, pages 546, 547, 548, 549 and 550, Register's Office for Davidson County, Tennessee.
3. Utility Easement of record in Instrument No. 20000815-0080774, Register's Office for Davidson County, Tennessee.
4. Flowage easement vested in the United States of America by decree in the United States District Court in connection with operation of Cheatham Lock and Dam Project (tracts I-914 and 934 E) a certified copy of which is of record in Book 2155, page 314, Register's Office for Davidson County, Tennessee.
5. Right of Way easement granted in deed of record in Book 1306, page 286, Register's Office for Davidson County, Tennessee, and shown on Plat of record in Plat Book 5050, page 88, in said Register's Office.
6. Easements for right of way of River Road lying within boundaries of premises.
7. Easement for highwater to 390' contour line as set forth in instrument of record in Book 2155, page 324, said Register's Office.
8. Flowage easement to United States of America executed by Nancy Margaretta Farm to Cheatham Dam Project of record in Book 2147, page 164, said Register's Office.
9. Title to that portion of the premises embraced within the high and low water mark of the Cumberland River.