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Davidson County DEEDWARR
Recvd: 08/19/05 14:33 4 pg:
Fees:23.00 Taxes:3700.00

20050819-0099184

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,000,000.00. *Affiant* Subscribed and sworn to me on August 10, 2005. NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20899

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Bluff's of Old Hickory, Inc 4 Public Square North Mufreesboro, TN 37013	~~N/A~~ SAME AS NEW OWNER	Part of Map 128-44 & Part of Map 128-71

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, R. Hutton Buchanan (a/k/a Hutton Buchanan) and wife, Carolyn Buchanan, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto The Bluff's of Old Hickory, Inc., a Tennessee corporation, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT 'A' ATTACHED.

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

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Driveway Agreement of record in Book 5092, page 392, as re-recorded of record in Book 5197, page 634, Davidson County, Register of Deeds; and
3. Easement for Sanitary Sewers of record in Book 5222, page 748, said Register's Office; and
4. Easement for Sanitary Sewers of record in Book 5608, page 801, said Register's Office; and

5. 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 unimproved property located at 58 Acres +/-, Old Hickory Blvd., Nashville, TN.

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, has 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.

This Deed is prepared by information provided by Investors Title Company and Surveyor.

WITNESS our hands on August 10, 2005.

R. Hutton Buchanan

R. Hutton Buchanan (a/k/a Hutton Buchanan)

Carolyn Buchanan

Carolyn Buchanan

STATE OF TENNESSEE, COUNTY OF RUTHERFORD

On August 10, 2005, before me personally appeared R. Hutton Buchanan (a/k/a Hutton Buchanan) and Carolyn Buchanan 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 their free act and deed.

Witness my hand and official seal on August 10, 2005.

Bobbie Cooper

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

EXHIBIT "A"

PROPERTY DESCRIPTION

Being a tract of land located in Nashville, Davidson County, Tennessee, more particularly described by a metes and bounds description provided by Steven D. Delle, of Dale and Associates, Inc., 516 Heather Place, Nashville, TN 37204, Tennessee RLS#1710, as follows:

Beginning at an iron rod situated in the westerly margin of Old Hickory Boulevard, said point also being the southeast corner of the Spencer-Northcutt Properties of record in Book 7639, Page 559, R.O.D.C., TN.;

Thence, along said road, along a curve to the left, having a central angle of 03°16'06", a radius of 1140.00 feet, a tangent of 32.52 feet, a length of 65.03 feet and having a chord which bears S 45°27'47" E, a distance of 65.02 feet to an iron rod;

Thence, along said road, S 47°05'50" E, a distance of 400.74 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 09°37'22", a radius of 1392.39 feet, a tangent of 117.20 feet, a length of 233.85 feet, and having a chord which bears S 42°17'09" E, a distance of 233.58 feet to an iron rod;

Thence, along said road, S 52°31'32" W, a distance of 5.00 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 01°55'44", a radius of 1387.39 feet, a tangent of 23.36 feet, a length 46.71 feet, and having a chord which bears S 36°30'28" E, a distance of 46.71 feet to an iron rod;

Thence, leaving said road, S 39°19'22" W, a distance of 302.87 feet to an iron rod;

Thence, S 58°28'39" W, a distance of 99.44 feet to an iron rod;

Thence, S 60°13'39" W, a distance of 369.38 feet to an iron rod;

Thence, S 09°50'07" W, a distance of 540.34 feet to an iron rod;

Thence, N 81°53'29" W, a distance of 803.40 feet to an iron rod;

Thence, S 21°49'00" W, a distance of 116.96 feet to an iron rod;

Thence, N 79°50'41" W, a distance of 92.06 feet to an iron rod;

Thence, N 81°21'26" W, a distance of 1403.20 feet to an iron rod;

Thence, N 63°35'02" E, a distance of 199.07 feet to an iron rod;

Thence, N 56°20'22" E, a distance of 240.00 feet to an iron rod;

Thence, N 49°28'56" E, a distance of 199.66 feet to an iron rod;

Thence, N 30°29'47" E, a distance of 260.09 feet to an iron rod;

Thence, N 59°13'21" W, a distance of 150.00 feet to an iron rod;

Thence, S 68°30'06" W, a distance of 49.82 feet to an iron rod situated in the northerly margin of Holt Valley Road;

Thence, along said road, along a curve to the left, having a central angle of 57°23'18", a radius of 50.00 feet, a tangent of 27.37 feet, a length of 50.08 feet, and having a chord which bears N 49°29'03" W, a distance of 48.01 feet to an iron rod;

Thence, leaving said road, N 55°05'57" E, a distance of 101.39 feet to an iron rod;

Thence, S 88°34'30" E, a distance of 125.57 feet to an iron rod;

Thence, N 64°50'51" E, a distance of 84.20 feet to an iron rod;

Thence, N 71deg21'13" E, a distance of 111.21 feet to an iron rod;

Thence, N 87°29'21" E, a distance of 145.18 feet to an iron rod;

Thence, S 75°44'33" E, a distance of 153.38 feet to an iron rod;

Thence, S 53°46'28" E, a distance of 65.96 feet to an iron rod;

Thence, S 84°28'34" E, a distance of 115.19 feet to an iron rod;

Thence, N 87°00'39" E, a distance of 138.41 feet to an iron rod;

Thence, S 81°24'41" E, a distance of 145.53 feet to an iron rod;

Thence, S 55°07'53" E, a distance of 143.75 feet to an iron rod;

Thence, N 17°22'03" E, a distance of 798.69 feet to an iron rod;

Thence, S 77°49'07" E, a distance of 505.53 feet to an iron rod;

Thence, N 56°48'05" E, a distance of 60.85 feet to the point of beginning and containing 56.161 acres of land.

Being a portion of the same property conveyed to Hutton & Carolyn Buchanan of record in Deed Book 5353, Page 270 and Deed Book 5755, Page 528 in the Register's Office for Davidson County, Tennessee.