Davidson County DEEDWARR
Recvd: 09/12/05 11:31 6 pgs
Fees:33.00 Taxes:1271.69
20050912-0109287

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Margaret Ann Kelly 15 White Bridge Road Nashville, TN 37205	Same	Map 116-3 Parcel 1 And Map 103-15 Parcel 4

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET ANN C. ROBINSON**, an unmarried person ("Grantor") has bargained and sold, and by these presents transfer and convey unto **MARGARET ANN KELLY** ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

The source of this description is the prior deeds.

This is unimproved property known as White Bridge Pike and West side of L & N Railroad, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. The lien, 2005 Taxes, which are not yet due and payable.

2. Such state of facts as an accurate survey would disclose.

3. Existing highway, roadway, and utility easements.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and assigns to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 9th day of September, 2005.

Margaret Ann C. Robinson
MARGARET ANN C. ROBINSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, MARGARET ANN C. ROBINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of September, 2005.

Joni Miller
Notary Public

JONI MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/26/08

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $343,700.00.

Margaret Ann Kelly
Affiant

Sworn to and subscribed before me this 9th day of September, 2005.

Joni Miller
Notary Public

My Commission Expires: 1/26/08

JONI MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

TRACT NO. 1:

Beginning on the northwesterly margin of the right-of-way of the Nashville and Northwestern Division of the Nashville, Chattanooga & St. Louis Railway at the southeast corner of the property conveyed to Hugh J. Morgan and wife by deed from Mrs. Elisabeth T. Howe, of record in Book 1109, page 365, Register's Office for said County; thence with said right-of-way southwesterly 2-feet; thence north 64½° west 782.5 feet to the southeast corner of the property conveyed to W.H. Criswell by deed from Nashville Trust Company, Trustee, of record in Book 1217, page 200, said Register's Office; thence with said Criswell's southeasterly line north 25° 45' east 2 feet to the southwest corner of said Morgan property; thence with the southwesterly line of said Morgan property south 64½° east, 782½ feet to the beginning.

TRACT NO. 2:

Being the northeasterly 50 feet of Lot No. 2 of Block "B" on an unrecorded plan showing subdivision of Blocks "B", "D" and "E", Hillwood Estates, described according to a survey made by Z. J. Wilkinson, Surveyor; December, 1939, as follows:

Beginning at the northeast corner of lot No. 1 of Block "B" on said unrecorded plan, said point being in the southern boundary line of the property conveyed to Thomas; thence with the southern boundary line of said Thomas property, south 64° east 759 feet, more or less, to the westerly margin of the right-of-way of the N.C. & St. L. Railroad; thence with the westerly margin of said right-of-way, southwestwardly 50 feet to a point, being 50 feet southwesterly from the northeast corner of lot 2, Block "B" on the plan of Hillwood Estates, as of record in Book 1835, page 60, said Register's Office; thence westwardly 759 feet, more or less, to a point on the eastern boundary line of said lot No. 1; thence with the eastern boundary line of said lot No. 1, northeastwardly 50 feet to the beginning.

TRACT NO. 3:

Being described according to a survey made September 12, 1932, by W. B. Southgate, Surveyor, as follows:

Beginning at a point on the northwesterly 50-foot right-of-way line of the Nashville and Northwestern Division of the Nashville, Chattanooga and St. Louis Railway, the southwesterly corner of the original tract of 15.9 acres; and running thence north 64½° west, with the line of said tract, 782½ feet to a point in the eastern boundary line of the property conveyed to James E. Richards and wife by deed from Walter E. Stringfellow and wife, of record in Book 1972, page 519, said Register's Office, said point being north 25°45' east 2 feet from said Richards southeast corner; thence north 25° 45' east 225 feet to a stake, being north 25° 45' east 1 foot from said Richards northeast corner; thence south 64½° east 782 feet to the northwesterly right-of-way line of said Railway; and thence southwesterly, with said right-of-way line of said

Railway, 226½° feet, more or less, to the beginning, containing 4-03/100 acres, more or less, together with an easement for ingress and egress 14 feet wide excluding drain and ditch leading from said tract of land in an easterly direction through, over and across the tract of land formerly owned by Dillie D. Thomas, deceased, and continuing through, over and across the land formerly owned by Whitland Realty Company to the White Bridge Road, as mentioned in the deed from Whitland Realty Company to Dillie D. Thomas, of record in Book 447, page 285, Register's Office for said County.

TRACT NO. 4:

Being described according to a survey made September 2, 1932, by W.B. Southgate, Surveyor, as follows:

Beginning at a point on the northwesterly 50-foot right-of-way line of the Nashville and Northwestern Division of the Nashville, Chattanooga at St. Louis Railway at a corner of the property conveyed to Hugh J. Morgan and wife by deed from Mrs. Elizabeth T. Howe, of record in Book 1109, page 365, Register's Office for said County; thence with Morgan's northeasterly line, north 64½° west 782 feet to a stake in the eastern boundary line of the property conveyed to Alvin Friedman and wife by deed from John Shelby and wife, of record in Book 2084, page 451, said Register's Office, said point being north 25° 45' east 1 foot from said Friedman's southeast corner; thence north 25° 45' east 225 feet to a point in said Friedman's northeast corner; thence south 64½° east 847 feet 6 inches to the northwesterly right-of-way line of said Railway, and thence southwesterly, with said right-of-way line of said Railway, 226½ feet to the beginning, containing 4.37 acres, more or less, together with an easement for ingress and egress 14 feet wide excluding drain and ditch leading from said tract of land in an easterly direction through, over and across the tract of land formerly owned by Dillie D. Thomas, deceased, and continuing through, over and across the land formerly owned by Whitland Realty Company to the White Bridge Road, as mentioned in the deed from Whitland Realty Company to Dillie D. Thomas, of record in book 447, page 285, Register's Office for said County.

This conveyance is made subject to building setback line, easements for telephone lines, public utilities, and roadways, and to restrictive covenants in Book 1074, page 551, said Register's Office.

Tracts No. 1 through 4 being the same property conveyed to Walter M. Robinson, Jr. and wife, Margaret Ann Craig Robinson by deed from Robert Porter Morgan of record in Book 3507, page 482, Register's Office for Davidson County, Tennessee. Walter M. Robinson, Jr. having since died.

TRACT NO. 5:

Land situated in the Eight Civil District of Davidson County, Tennessee, more particularly described according to a survey made by Kevin Tucker & Associates, Inc., dated November 13, 1985.

BEGINNING at an iron pin set at the intersection of the southwesterly right-of-way line of Briley Parkway, a.k.a White Bridge Road with the northwesterly right-of-way line of Louisville and Nashville Railroad, a.k.a. North Carolina and St. Louis Railroad:

THENCE, with the northwesterly right-of-way line of said railroad, 236.55 feet along the arc of a curve to the right, said curve having a central angle of 4° 34' 28", a radius of 2,962.88 feet, and a chord bearing and distance of south 27° 10' 28" west, 236.49 feet to a point;

THENCE, with the northwesterly right-of-way line of said railroad, south 31°30' 23" west, 246.95 feet to a point;

THENCE, with the northwesterly right-of-way line of said railroad, south 32° 43' 50" west, 128.76 feet to an iron pin set;

THENCE, with the northeasterly line of that parcel of land conveyed to Walter M. Robinson, et ux, recorded in Deed Book 3507, page 482, R.O.D.C.T., north 65° 38' 36" west, passing an iron pipe found at 0.40 feet for a total distance of 423.00 feet to an iron pin set in the centerline of a fourteen foot private driveway;

THENCE, with the centerline of said driveway and the southeasterly line of Postwood Condominiums of record in Plat Book 5362, page 13, the five following courses and distances to wit:

1. North 19° 25' 12" east, 100.00 feet to a P.K. Nail found,
2. North 28° 57' 44" east, 199.60 feet to a P.K. Nail found,
3. North 26° 41' 46" east, 99.85 feet to a P.K. Nail found,
4. North 28° 11' 46" east, 100.00 feet to an iron pin set, and
5. North 31° 56' 51" east, 171.34 feet to an iron pin set,

THENCE, with the southwesterly right-of-way line of Briley Parkway by Agreed Order of Record in Appearance Docket Book 176, Docket No. 82C-522, south 58° 21' 20" east, 338.11 feet to a point;

THENCE, with said right-of-way line 109.16 feet along the arc of a curve to the right, said curve having a central angle of 02° 46' 35", a radius of 2,252.83 feet, and a chord bearing and distance of south 56° 58' 03" east, 109.15 feet to the POINT OF BEGINNING, and containing 6.65 acres more or less.

Tract No. 5 being the same property conveyed to Margaret Ann C. Robinson by Quitclaim Deed from Margaret Ann C. Robinson, as Executor of the Estate of Walter M. Robinson, Jr., of record as Instrument Number 20050927, 0109286, Register's Office for Davidson County, Tennessee.