21127

(3)

Davidson County DEEDWARR
Recvd: 11/29/05 14:46 4 pgs
Fees:23.00 Taxes:3499.80
20051129-0143577

This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Bixler Farms, LLC	Same	Map 43-11
5020 Harpeth Drive		Par 58
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Thomas E. Hoppes and Philip L. Coats, Trustees of Madison Church of Christ, an unincorporated religious organization, (the "Grantor"), have this day bargained and sold, and do hereby transfer and convey to Bixler Farms, LLC, a Tennessee limited liability company, its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

BEING a tract of land in the Ninth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Said tract is located in the northwest quadrant of the intersection of State Route 45 (Old Hickory Boulevard) and McArthur Drive and being more particularly described as follows:
Beginning at an iron rod in the northerly margin of State Route 45 at the southwest corner of Eddie F. Dilts and wife, Christine Dilts of record as Instrument No. 20040213-0017663, R.O.D.C., being the southeast corner of the herein described tract, approximately 370 feet west of McArthur Drive, Thence, with the northerly margin of State Route 45 the next four calls: N 81 deg. 39 min. 44 sec. W a distance of 5.86 feet to a concrete monument; Thence, N 84 deg. 31 min. 28 sec. W a distance of 679.34 feet to a concrete monument; Thence, N 79 deg. 11 min. 25 sec. W a distance of 266.40 feet to a concrete monument; Thence, S 84 deg. 45 min. 34 sec. W a distance of 723.94 feet to an iron rod, new, at the southeast corner of Metro Government Metro Parks of record in Deed Book 7501, page 386, R.O.D.C.; Thence, leaving said margin along or near the line of said Metro Government Metro Parks, N 18 deg. 34 min. 16 sec. W a distance of 409.45 feet to an iron rod, new; Thence, with a new line of division through the property of Madison Church of Christ of record in Deed Book 2858, page 219, and Deed Book 5700, page 193, R.O.D.C. the next eleven calls: N 52 deg. 00 min. 00 sec. E a distance of 315.14 feet to an iron rod, new; Thence, N 07 deg. 01 min. 20 sec. E a distance of 216.85 feet to an iron rod, new; Thence, S 83 deg. 00 min. 00 sec. E a distance of 113.03 feet to an iron rod, new; Thence, N. 06 deg. 54 min. 01 sec. E a distance of 173.24 feet to an iron rod, new; Thence, S 82 deg. 08 min. 20 sec. E a

distance of 143.33 feet to an iron rod, new; Thence, S 07 deg. 06 min. 21 sec. W a distance of 171.08 feet to an iron rod, new; Thence, S 83 deg. 00 min. 00 sec. E a distance of 414.79 feet to an iron rod, new; Thence, S 07 deg. 00 min. 00 sec. W a distance of 302.61 feet to an iron rod, new; Thence, S 83 deg. 00 min. 43 sec. E a distance of 617.31 feet to an iron rod new; Thence, N 08 deg. 13 min. 09 sec. E a distance of 279.81 feet to an iron rod, new; Thence, S 81 deg. 50 min. 44 sec. E a distance of 335.75 feet to an iron rod, old, at the northwest corner of Eddie F. Dilts and wife, Christine Dilts of record as Instrument No. 20040213-0017663, R.O.D.C.; Thence, along the line of said Dilts, S 08 deg. 35 min. 35 sec. W a distance of 626.05 feet to an iron rod in the northerly margin of State Route 45, which is the Point of Beginning, containing 1,020,851 square feet or 23.44 acres, more or less, according to a survey by Theodore Joseph Stevenson, II, Registered Land Surveyor, TN No. 2136, Ragan-Smith Associates, 315 Woodland Street, Nashville, TN 37206, dated September 13, 2005, Job No. 2004-117.

BEING part of the same property conveyed to J. L. Jett, H. L. McDaniel, Chester Sadler, Tony Carter, Bernice Huffine and Joe Corley, as Trustees of the Madison Church of Christ, and their successors, by Deed from Opha R. Bixler, dated September 18, 1958, and filed in Book 2858, page 219 and Book 5700, page 193, said Register 's Office.

This is unimproved property located between North Dupont Avenue and State Highway 45, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantor covenants with the Grantee, that it is lawfully seized and possessed of said land in fee simple; that it has a good right to convey it, and that the same is unencumbered, except for water line easement of record in Book 2991, page 287, Register's Office for Davidson County, Tennessee and an easement of power lines and poles now located on the property.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Madison Church of Christ has caused its name to be signed hereto by its duly authorized trustees on this 24th day of October, 2005.

MADISON CHURCH OF CHRIST

By: Thomas E. Hoppes, Trustee
THOMAS E. HOPPES, Trustee

By: Philip L. Coats, Trustee
PHILIP L. COATS, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas E. Hoppes and Philip L. Coats with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be Trustees of the Madison Church of Christ, the within named bargainor, and that they, being authorized so to do, executed the within instrument for the purposes therein contained by signing thereto the name of the Madison Church of Christ.

Witness my hand, at office, this 24th day of October, 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Thomas E. Hoppes, Trustee and Philip L. Coats, Trustee, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 24th day of October, 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $945,892.00.

AFFIANT

Subscribed and sworn to before me, this 19th day of October, 2005.

Deborah A. Hughes
NOTARY PUBLIC

My Notary Expires: 5/30/2007

DEBORAH A. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007