318
Schulman

Davidson County DEEDWARR
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Fees:23.00 Taxes:1302.40

20060120-0007745

# SPECIAL WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C., P. O. Box 190676, Nashville, TN 37219-0676

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP-PARCEL NO: |
|---|---|---|
| ~~SLP~~ Hickory Hollow Parkway | | Map 163 parcel 69 |
| a Tennessee General Partnership | Same | Map 163 parcel 68 |
| 2625 Eugenia Avenue | | |
| Nashville, TN 37211 | | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Harold Reeves, Trustee of the Robert C. Harris Revocable Living Trust, and Harold Reeves, Trustee, Individually hereinafter called the "Grantor", has bargained and sold and does hereby transfer and convey unto the said ~~SLP~~ Hickory Hollow Parkway, a Tennessee General Partnership, Jim Stafford, Billy R. Potter and Gary Lewis being all of the general partners, hereinafter referred to as "Grantee", its successors and assigns, certain real estate in Davidson County, State of Tennessee, described as follows, to-wit:

Tract One: (Atchley Tract)

Being a parcel of land in the First Civil, Nashville, Davidson County, Tennessee, located on the westerly side of Hickory Hollow Parkway (Cane Ridge Road), being the property conveyed to Horace J. Collins, Jr., et al, by deed of record in Book 5702, page 632, Register's Office for said County, and corrected in Book 5837, page 642, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the intersection of the centerline of Hickory Hollow Parkway and the easterly margin the Seaboard System Railroad, said point being the northerly most corner of the herein-described parcel; thence with said centerline of Hickory Hollow Parkway, the following calls: South 25 deg. 17' 40" East, 323.40 feet to a point; South 27 deg. 45' 08" East 655.81 feet to a point; South 28 deg. 58' 21" East, 255.48 feet to a point, with a curve to the right 151.59 feet to a point, said curve having a central angle of 12 deg. 46' 22", a radius of 680.00 feet, a tangent of 76.11 feet, and a chord of South 22 deg. 35' 02" East, 151.28 feet; thence leaving said centerline of Hickory Hollow Parkway with the northerly line of the property conveyed to the Louisville and Nashville Railroad by deed of record in Book 3612, page 491, Register's Office for Davidson County, Tennessee, the following calls: South 81 deg. 29' 34" West 81.17 feet to an iron pin; North 61 deg. 41' 34" West, 203.32 feet to an iron pin; South 86 deg. 19' 22" West 155.52 feet to an iron pin in the easterly margin of Seaboard System Railroad; thence with said easterly margin of the Seaboard System Railroad the following calls: North 09 deg. 39' 54" West 757.09 feet to an iron pin; with the chord of a spinal curve, North 10 deg. 46' 04" West, 333.75 feet to an iron pin; with a curve to the left 89.90 to the point of beginning, said curve having a central angle of 01 deg. 44' 14", a radius of 2,964.93 feet, a tangent of 44.95 feet and a chord North 13 deg. 48' 48" West, 89.89 feet, containing 223.473 square feet, or 5.13 acres, more or less.

Tract II: (Seaboard Tract)

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the westerly side of Hickory Hollow Parkway (Cane Ridge Road), being the property conveyed to the Louisville and Nashville Railroad by deed of record in Book 3612, page 491, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated March 6, 1986 by Barge, Waggoner, Sumner and Cannon as follows:

Beginning at a point in the centerline of Hickory Hollow Parkway, said point being southeasterly 1406.74 feet, as measured along said centerline from the intersection with the easterly margin of the Seaboard System Railroad, said point also being the

northeasterly corner of the herein described parcel; thence with said centerline of Hickory Hollow Parkway the following calls: with a curve to the right 20.46 feet to a point, said curving having a central angle of 01 deg. 43'25", a radius of 680.00 feet, a tangent of 10.23 feet, and a chord of South 15 deg. 20'08" East, 20.46 feet; with a curve to the right 86.27 feet to a point, said curve having a central angle of 39 deg. 32'32", a radius of 125.00 feet; a tangent of 44.93 feet, and a chord of South 05 deg. 17'50" West, 84.57 feet; South 25 deg. 04'06" West, 101.95 feet to a point; with a curve to the left 257.14 feet to a point; said curve having a central angle of 38 deg. 36'43", a radius of 381.97 feet, a tangent of 133.81 feet, and a chord of South 05 deg. 45'44" West, 252.57 feet, South 13 deg. 32'37" East, 34.17 feet to a point; with a curve to the right 149.20 feet to a point, said curve having a central angle of 15 deg. 24'42", a radius of 520.87 feet, a tangent of 75.11 feet, and a chord of South 05 deg, 20'17" East, 148.69 feet; South 02 deg. 52'04" West, 214.03 feet to a point; with a curve to the left 354.31 feet to a point, said curve having a central angle of 35 deg. 27'03", a radius of 572.96 feet, a tangent of 183.13 feet, and a chord of South 14 deg. 51'27" East, 348.88 feet; South 33 deg. 11'58" East 150.08 feet to a point; with a curve to the left 193.25 feet to a point, said curve having a central angle of 07 deg. 43'48", a radius of 1432.40 feet, a tangent of 96.77 feet and a chord of South 39 deg. 05'17" East 193.10 feet; thence leaving said centerline of Hickory Hollow Parkway, South 47 deg. 02'49" West, 13.02 feet to an iron pin in the easterly margin of the Seaboard System Railroad; thence with said easterly margin of the Seaboard System Railroad the following calls: with a curve to the right 1070.00 feet to an iron pin, said curve having a central angle of 21 deg. 51'24", a radius of 2804.93 feet, a tangent of 541.58 feet, and a chord of North 30 deg. 05'23" West, 1063.52 feet; North 09 deg. 39'54" West, 627.27 feet to an iron pin; thence leaving said easterly margin with the southerly line of the property conveyed to Horace J. Collins, Jr., et al by deed of record in Book 5702, page 632, and corrected in Book 5837, page 642, Register's Office for Davidson County, Tennessee, the following calls: North 86 deg. 19' 22" East 155.52 feet to an iron pin; South 61 deg. 41' 34" East, 203.32 feet, to an iron pin; North 81 deg. 29' 34" East, 81.17 feet to the point of beginning, containing 2693,917 square feet, or 5.20 acres, more or less.

Subject to a 30 foot right-of-way for Hickory Hollow Parkway claiming by Metropolitan Government, and being more particularly described as follows:

Beginning at a point in the centerline of Hickory Hollow Parkway, said point being southeasterly 1406.74 feet, as measured along said centerline, from the intersection with the easterly margin of the Seaboard System Railroad, said point also being the northeasterly corner of the herein described parcel; thence with said centerline of Hickory Hollow Parkway the following calls: with a curve to the right 20.46 feet to a point, said curve having a central angle of 01 deg. 43' 25", a radius of 680.00 feet, a tangent of 10.23 feet, and a chord of South 15 deg. 20' 08" East, 20.46 feet, with a curve to the right 86.27 feet to a point, said curve having a central angle of 39 deg. 32' 32", a radius of 125.00 feet, a tangent of 44.93 feet and a chord South 05 deg. 17' 50" West, 84.57 feet; South 25 deg. 04' 06" West 101.95 feet to a point, with a curve to the left 257.41 feet to a point, said curve having a central angle of 38 deg. 36' 43", a radius of 381.97 feet, a tangent 133.81 feet, and a chord of South 05 deg. 45' 44" East, 252.57 feet; South 13 deg. 32' 37" East 34.17 feet to a point; with a curve to the right 149.20 feet to a point; said curve having a central angle of 16 deg. 24' 42", a radius of 520.87 feet, a tangent of 75.11 feet, and a chord of South 05 deg. 20' 17" East, 148.69 feet; South 02 deg. 52' 04" West, 214.03 feet to a point; with a curve to the left 354.51 feet to a point, said curve having central angle of 35 deg. 27' 03", radius of 572.96 feet, a tangent of 183.13 feet, and a chord of South 14 deg. 51' 27" East 348.88 feet; South 33 deg. 11' 58" East, 150.08 feet to a point; with a curve to the left 193.25 feet to point; said curve having a central angle of 07 deg. 43' 48", a radius of 143.40 feet, a tangent of 96.77 feet, and a chord of South 39 deg. 05' 17" East, 193.10 feet; thence leaving said centerline of Hickory Hollow Parkway, South 47 deg. 02' 49" West, 13.02 feet to an iron pin in the easterly margin of the Seaboard System Railroad; thence with said easterly margin of the Seaboard System Railroad with a curve to the right 458.93 feet to an iron pin, in the westerly margin of Hickory

Hollow Parkway, said curve having a central angle of 09 deg. 22' 28", a radius of 2804.93 feet, a tangent of 229.98 feet, and a chord of North 36 deg. 19' 51" West, 458.42 feet; thence with said westerly margin the following calls: with a curve to the right 259.23 feet to a point, said curve having a central angle of 24 deg. 37' 59", a radius of 602.96 feet, a tangent of 131.65 feet, and a chord of North 09 deg. 26' 56" West, 257.24 feet; North 02 deg. 52' 04" East, 214.03 feet to a point; with a curve to the left 140.60 feet to a point, said curve having a central angle of 16 deg. 24' 42", a radius of 490.87 feet, a tangent of 70.79 feet, and a chord of North 05 deg. 20' 16" West, 140.12 feet; North 13 deg. 32' 37" West 34.17 feet to a point, with a curve to the right 277.63 feet to a point, said curve having a central angle of 38 deg. 36' 43", a radius of 411.97 feet, a tangent of 144.32 feet, and a chord of North 05 deg. 45' 44" East, 272.40 feet; North 25 deg. 04' 06" East 101.95 feet to a point; with a curve to the left 65.56 feet to a point; said curve having a central angle of 39 deg. 32' 31", a radius of 95.00 feet, a tangent of 34.15 feet, and a chord of North 05 deg. 17' 50" East, 64.27 feet; with a curve to the left 23.61 feet to a point, said curve having a central angle of 02 deg. 04' 51", a radius of 650.00 feet, a tangent of 11.81 feet, and a chord of North 15 deg. 30' 51" West, 23.61 feet; thence leaving said westerly margin North 81 deg. 29' 34" East, 30.29 feet to the point of beginning containing 40,723 square feet, or .93 acre, more or less

Being the same property conveyed to Harold Reeves, Trustee, by deed from Substitute Trustee Deed, Harold Reeves, Substitute Trustee, of record in Book 9347, page 921, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth in schedule A attached hereto. Grantor further covenants and binds himself, and his successors and representatives, to warrant and forever defend the title to the said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under said Grantor, but not otherwise.

WITNESS my hand this the 18th day of January, 2006.

Harold Reeves, Trustee

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration for this transfer for value of the property transferred, whichever is greater, is $352,000.00**

Jim C. Stafford, General Partner
**Affiant**

**Sworn to and subscribed before me this the 18 day of January, 2006.**

**Notary Public**

**My Commission Expires:** 1-27-07

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Reeves, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 18th day of January, 2006.

Notary Public

My Commission Expires: 5-24-08

ANNIE G. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

## SCHEDULE A

(a) A lien for the 2006 Davidson County Taxes, Map & Parcel No163-68 & 69, which shall be prorated and assumed by the Grantee herein.

(b) a 30 foot right-of-way for Hickory Hollow Parkway claimed by Metropolitan Government and more particularly described in the legal description of Tract II "Seaboard Tract".

(c) any and all matters shown on the survey dated March 6, 1986 Barge, Waggoner, Sumner and Cannon.

(d) The right-of-way for Hickory Hollow Parkway claimed by Metropolitan Government on the Atchley tract.

(e) 100 year flood hazard area as per Federal Emergency Management Agency, Flood Map panel number 470040-0316C.