Davidson County DEEDWARR
Recvd: 03/29/07 10:47 8 pg
Fees:43.00 Taxes:13135.00

20070329-0037520

GENERAL WARRANTY DEED

This instrument was prepared by Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner	Send Tax Bills To:	Map/Parcel
Harris A. Gilbert, Trustee 2525 West End Building Suite 1500 Nashville, TN 37203	Harris A. Gilbert, Trustee 2525 West End Building Suite 1500 Nashville, TN 37203	Part of Map 90-0 Parcel 1

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $3,550,000.00

Harris A. Gilbert, Trustee
Affiant

Sworn to and subscribed before me this 27th day of March, 2007.

Notary Public

My commission expires: 1-26-08

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, ELLER & OLSEN STONE COMPANY, INC. (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said HARRIS A. GILBERT, TRUSTEE, with full power to transfer, convey, lease, mortgage or otherwise encumber without the joinder of any beneficiary (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

Being part of the same property conveyed to Eller and Olsen Stone Company, Inc. by Installment Deed dated February 16, 1971 from Addie Mai Hooper, Roy H. Hooper and wife, Rubye Jean Hooper of record in Book 4480, Page 397, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record if any.

This is improved property known as: **3992 Old Hickory Blvd., Nashville, TN 37218 (approximately 157.16 acres).**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor

covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds himself, his successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 27th day of March, 2007.

GRANTOR: ELLER & OLSEN STONE COMPANY, INC.

BY: **J.C. Siegrist, Jr.**
ITS: **President**

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Notary Public, of the State and County mentioned, 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 himself to be the President of **Eller & Olsen Stone Company, Inc.**, the within-named bargainor, and that he, as such President, executed the foregoing instrument for the purpose therein contained, by signing his name as President on behalf of himself and the Corporation, and that he is authorized to execute the foregoing instrument on behalf of the Corporation.

Witness my hand and seal, at office in Brentwood, Tennessee, this 27th day of March, 2007.

NOTARY PUBLIC

My Commission Expires:
1-26-08



EXHIBIT "A"

Land lying in the First Councilmanic District of Nashville, Davidson County, Tennessee being part of the same property conveyed to Eller & Olson Stone Co.,Inc. of record in Deed Book 4480, Page 397,R.O.D.C. and being more particularly described as follows:

Beginning at an iron pin (found) lying in the center of a gravel drive, said pin lying South 24°16'49" East, a distance of 2,872.0 feet from the center of Old Hickory Boulevard, also being the southwesterly corner of the herein described tract;

Thence, along or near the easterly lines of Bells Landing,Inc. of record in Instrument 200512190152075,R.O.D.C. and Katie Vaughn of record in Deed Book 1072, Page 78,R.O.D.C. the next two (2) courses and distances:

Thence, North 24°36'11" West, a distance of 759.74 feet to an iron pin (set);

Thence, North 22°05'36" West, a distance of 923.10 feet to an iron pin (found);

Thence, along or near the easterly and southerly lines of Eller & Olson Stone Co.,Inc. of record in Deed Book 4287, Page 681,R.O.D.C. the next eight (8) courses and distances:

Thence, North 24°24'51" West, a distance of 936.88 feet to an fence post (found);

Thence, North 30°04'40" East, a distance of 685.87 feet to an iron pin (set);

Thence, North 15°52'36" East, a distance of 313.06 feet to an 14" tree;

Thence, North 36°12'25" East, a distance of 211.60 feet to an iron pin (set);

Thence, North 32°43'31" East, a distance of 134.91 feet to an iron pin (set);

Thence, North 22°52'13" East, a distance of 133.50 feet to an iron pin (set);

Thence, North 20°31'27" East, a distance of 197.45 feet to an iron pin (set);

Thence, North 31°51'53" East, a distance of 1000.00 feet to an iron (set) at the northwesterly corner of the herein described tract;

Thence, along or near the southerly line of George Graves of record in Deed Book 3532, Page 611,R.O.D.C. North 85°24'23" East, a distance of 2062.00 feet to an iron pin (found) at the northeasterly corner of the herein described tract;

Thence, along or near the westerly lines of Bells Bend Farms,Inc. of record in Deed Book 5014, Page 465,R.O.D.C. the next twelve (12) courses and distances:

Thence, South 08°23'04" East, a distance of 85.29 feet to an iron pin (set);

Thence, South 27°21'27" East, a distance of 159.83 feet to an iron pin (set);

Thence, South 20°58'15" East, a distance of 101.25 feet to an iron pin (set);

Thence, South 13°45'56" East, a distance of 161.49 feet to an iron pin (Found);

Thence, South 09°38'47" West, a distance of 102.17 feet to an iron pin (found);

Thence, South 19°07'02" West, a distance of 354.55 feet to an iron pin (Found);

Thence, South 64°22'28" West, a distance of 377.07 feet to an iron pin (found);

Thence, South 38°54'51" West, a distance of 342.33 feet to an iron pin (found);

Thence, South 31°39'33" West, a distance of 488.79 feet to an iron pin (found);

Thence, South 09°17'01" West, a distance of 1288.18 feet to an iron pin (set);

Thence, South 28°14'20" West, a distance of 766.00 feet to an iron pin (set);

Thence, South 37°46'01" West, a distance of 1511.85 feet to the Point of Beginning.

Containing 8,823,010 Square Feet or 202.55 Acres, more or less.

Legal description provided from survey prepared by J. Allen Cummings, Surveyor, Crawford Land Surveyors, PC, dated 2/28/07, License No. 2351.

Included but expressly excluded herefrom is the following described tract of land:

Grantor covenants and warrants with grantee that the following 46.3947 acres shall be dedicated under a conservation easement to the Tennessee Land Trust or a similar organization and agrees at the time to dedicate an ingress and egress and utilities easement to grantee over and across a mutually agreed upon portion of conservation easement area.

Commencing at an iron pin in the center of a gravel drive, at the southernmost corner of the Eller and Olson Stone Company tract of record in deed book 4480 page 397 RODCT said pin being 2872 feet north west of the intersection of said gravel drive with Old Hickory Blvd; thence North 24-36-11 West, 759.74 feet to a point; thence North 22-05-36 West, 923.10 feet to an iron pin; thence North 24-24-51 West, 305.72 feet to the true Point of Beginning of this description;

thence North 24°24'51" West, a distance of 631.16 feet; thence North 30°04'41" East, a distance of 397.07 feet; thence North 56°28'02" East, a distance of 458.17 feet; thence North 21°52'03" East, a distance of 1227.12 feet; thence North 00°44'18" East, a distance of 221.69 feet; thence North 31°51'53" East, a distance of 446.12 feet; thence North 85°24'23" East, a distance of 2062.00 feet; thence South 08°23'04" East, a distance of 85.29 feet; thence South 27°21'27" East, a distance of 159.83 feet; thence South 20°38'15" East, a distance of 101.25 feet; thence South 13°45'56" East, a distance of 161.49 feet; thence South 09°38'47" West, a distance of 102.17 feet; thence South 19°07'02" West, a distance of 354.55 feet; thence South 64°22'28" West, a distance of 377.07 feet; thence South 38°54'51" West, a distance of 342.33 feet; thence South 31°39'33" West, a distance of 488.79 feet; thence South 09°23'48" West, a distance of 231.04 feet; thence South 77°14'47" West, a distance of 577.38 feet; thence North 41°04'52" West, a distance of 240.47 feet; thence North 46°12'33" East, a distance of 90.00 feet; thence North 63°42'29" East, a distance of 533.89 feet; thence North 50°19'32" East, a distance of 369.59 feet; thence North 47°42'51" East, a distance of 188.06 feet; thence North 36°53'45" East, a distance of 507.07 feet; thence North 37°06'44" East, a distance of 197.04 feet; thence North 32°42'38" East, a distance of 242.99 feet; thence North 10°00'45" West, a distance of 239.50 feet; thence North 55°12'57" West, a distance of 190.28 feet; thence North 84°08'02" West, a

distance of 230.37 feet; thence South 87°01'24" West, a distance of 234.41 feet; thence South 53°48'24" West, a distance of 210.00 feet; thence South 14°37'15" West, a distance of 196.51 feet; thence South 23°51'37" West, a distance of 235.04 feet; thence South 05°11'40" West, a distance of 319.60 feet; thence South 36°30'05" West, a distance of 257.12 feet; thence South 60°49'09" West, a distance of 364.56 feet; thence North 50°31'39" West, a distance of 182.07 feet; thence North 02°07'16" West, a distance of 223.37 feet; thence North 30°34'45" East, a distance of 316.89 feet; thence North 39°48'20" East, a distance of 193.71 feet; thence North 14°44'00" East, a distance of 146.15 feet; thence North 13°02'44" West, a distance of 244.79 feet; thence North 72°48'20" West, a distance of 191.15 feet; thence South 74°24'56" West, a distance of 304.11 feet; thence South 36°03'38" West, a distance of 642.95 feet; thence South 17°41'27" West, a distance of 409.61 feet; thence South 10°25'32" East, a distance of 322.31 feet; thence South 27°53'34" West, a distance of 234.91 feet; thence South 32°08'22" West, a distance of 299.70 feet; thence South 27°14'01" West, a distance of 85.65 feet; thence South 00°58'29" East, a distance of 110.00 feet; thence South 01°08'49" East, a distance of 78.23 feet; thence South 47°09'29" West, a distance of 578.87 feet; thence South 28°46'15" East, a distance of 39.48 feet; thence South 29°54'29" East, a distance of 48.61 feet; thence South 63°52'10" East, a distance of 90.28 feet; thence South 46°25'22" East, a distance of 28.38 feet; thence South 23°10'12" East, a distance of 26.48 feet; thence South 14°57'42" West, a distance of 51.79 feet; thence South 17°58'10" West, a distance of 261.01 feet; thence South 87°10'22" West, a distance of 103.64 feet to the Point of Beginning. Containing 46.3947 ACRES, more or less.

Legal description provided from survey prepared by J. Allen Cummings, Surveyor, Crawford Land Surveyors, PC, dated 2/28/07, License No. 2351.

EXHIBIT B

[Permitted Exceptions]

1) Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable. Map 90-0, Parcel 1.

2) The land has been classified as Greenbelt for assessment, levy and collection purposes, and may be subjected to substantial rollback taxes as defined to Tennessee Code Annotated, Section 67-5-1001, et seq.

3) Application for Greenbelt Assessment-Agricultural of record in Book 8866, Page 234, said Register's Office.

4) Subject to the flow of any creeks, streams, or branches across subject property.

5) Title to any portion of said land embraced with in the bounds of any road, street or right-of-way.

6) Subject to TVA Easement of record in Deed Book 1907, Page 109, Register's Office for Davidson County, Tennessee.

7) Subject to all matters on the survey by Crawford Land Surveyors dated 2/28/07.