BILL GARRETT, Davidson County
Trans:T20110082312 DEEDWARR
Recvd: 12/29/11 09:07 5 pgs
Fees:28.00 Taxes:356.61
20111229-0101613

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Prentice Cooper, III 122 Prospect Hill Nashville, TN 37205-4721	Same	Map 31 Parcel 152

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, **C. PAUL HARRISON** ("Grantor") has bargained and sold, and by these presents transfer and convey unto **WILLIAM PRENTICE COOPER, III** ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein.

The source of this description is the Survey prepared by William C. Cockrill, Tennessee No. 1401, Barge, Waggoner Sumner and Cannon, dated November 8, 2002, File No. 14653-11.

Being the same property conveyed to C. Paul Harrison by Deed of record at Instrument No. 20021204-0149560, said Register's Office.

This is unimproved property being approximately 43.81 acres and located at 589 Hickory Hills Blvd., Nashville, Davidson County, Tennessee.

Said property is conveyed subject to the matters shown on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his 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.

SAID PROPERTY IS CONVEYED IN ITS "AS-IS, WHERE IS WITH ALL FAULTS" CONDITION WITH NO WARRANTIES EITHER IMPLIED OR EXPRESS EXCEPT WARRANTY OF TITLE. NO PERSONAL PROPERTY IS BEING CONVEYED WITH THIS TRANSFER.

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

PPL

WITNESS my hand this 16th day of December, 2011.

C. PAUL HARRISON

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ KNOX)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, C. PAUL HARRISON, the within named 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, at office, this 16th day of December, 2011.

Angela G. White
Notary Public

My Commission Expires: 08/29/15

ANGELA G. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires August 29, 2015

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $96,382.00.

William P. Cooper
Affiant

Sworn to and subscribed before me this 28th day of December, 2011.

Pamela B. Hampton
Notary Public

My Commission Expires: April 29, 2015

PAMELA B. HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

EXHIBIT A

Being a tract of land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, generally located north of Old Hickory Boulevard and east of Interstate 24 at the northerly terminus of Hickory Hills Boulevard, and being a portion of property conveyed to Hickory Lenders, Ltd., L.P. by deed of record in Deed Book 11599, page 69, Register's Office of Davidson County, Tennessee (RODC) shown as Tract 2 on a property line survey prepared by Barge Waggoner Sumner and Cannon, Inc., dated November 8, 2002, and being more particularly described as follows:

BEGINNING at a point N 01° 43' 47" W, 171.65 feet from a concrete monument (old) in the northeasterly terminus of Hickory Hills Boulevard (80-foot right-of-way);
THENCE, with the southwesterly line of this tract the following calls:

N 16° 36' 35" W, 343.14 feet;
N 09° 25' 00" E, 161.69 feet;
N 88° 35' 00" W, 195.00 feet;
N 25° 35' 00" W, 170.00 feet;
N 45° 35' 00" W, 550.00 feet;
N 21° 05' 00" W, 380.00 feet;
N 70° 05' 00" W, 504.01 feet to the easterly line of property conveyed to Charles J. Reding, by deed of record in Deed Book 7928, page 943, RODC;

THENCE, with said easterly line and generally with a fence the following calls:

N 03° 35' 12" W, 170.34 feet to a 1-inch pipe (old);
S 88° 18' 38" W, 108.47 feet to a 1-inch pipe (old);
S 61° 58' 43" W, 122.20 feet to a 1/2-inch pipe (old);
N 07° 38' 54" E, 392.01 feet to a 1/4-inch rebar (old), in the southerly line of property conveyed to Mary Hicks Procter, Trustee by deed of record in Deed Book 8773, page 487, RODC;

THENCE, with the southerly line of said Procter and generally with a fence the following calls:

S 78° 36' 16" E, 1239.90 feet;
N 21° 38' 41" E, 149.70 feet;
N 25° 39' 43" E, 375.80 feet to a 1/4-inch rebar (old) in the southwesterly corner of property conveyed to The Developers by deed of record in Deed Book 6628, page 853, RODC;

THENCE, with the southerly line of The Developers and generally with a fence the following calls:

S 61° 55' 45" E, 588.11 feet;
S 27° 51' 40" E, 331.96 feet to a 1/4-inch rebar (old);
THENCE, leaving said southerly line and with the easterly line of this tract the following calls:
S 30° 07' 32" W, 925.82 feet;
S 07° 44' 14" W, 925.93 feet to the Point of Beginning.

Containing 43.81 acres, more or less, described according to a survey, dated November 8, 2002, prepared by William C. Cockrill, Tennessee No. 1401, Barge Waggoner Sumner and Cannon, 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 14653-11.

TOGETHER WITH a perpetual, non-exclusive easement for ingress and egress (including the right to construct and maintain a roadway) over, upon and across a portion of Tract 1 on the survey, dated

November 8, 2002, prepared by William C. Cockrill, Tennessee No. 1401, Barge Waggoner Sumner and Cannon, 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, File No. 14653-11, described as follows:

Being an eighty (80') foot wide ingress-egress easement across a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located at the terminus of Hickory Hills Boulevard north of Old Hickory Boulevard, east of I-24 and being more particularly described as follows:
BEGINNING at a concrete monument in the east line of Lot No. 1, Hickory Hills, of record in Instrument No. 20000628-0064297, Register's Office for Davidson County, Tennessee, at the northerly terminus of Hickory Hills Boulevard;
THENCE, with said east line of said Lot No. 1, N 01° 43' 43" W, 160.00 feet to an iron pin;
THENCE, N 16° 36' 35" W, 168.84 feet to a point;
THENCE, N 09° 25' 00" E, 182.34 feet to a point;
THENCE, S 16° 36' 35" E, 343.14 feet to a point;
THENCE, S 01° 43' 47" E, 171.65 feet to a concrete monument in the northerly terminus of Hickory Hills Boulevard;
THENCE, with said terminus, S 89° 07' 56" W, 80.01 feet to the Point of Beginning;
Containing 33,745 square feet or 0.77 acres, more or less.

Being the same property conveyed to C. Paul Harrison by Deed of record at Instrument No. 20021204-0149560 Register's Office for Davidson County, Tennessee.

cpH

EXHIBIT B

1. Taxes for the year 2011 a lien, now due and payable, but not delinquent.

2. Easement to Tennessee Natural Gas Lines, Inc. for gas line, of record in Book 1939, Page 569, in the Register's Office for Davidson County, Tennessee, if applicable.

3. Easement to Tennessee Natural Gas Lines, Inc. for gas line, of record in Book 2493, Page 388, in the Register's Office for Davidson County, Tennessee, if applicable.

4. Rights of others in and to the easement for ingress and egress as set forth in instrument of record at Instrument Number 20021204-0149560 and as shown on Plat recorded at Instrument No. 20091217-0114656, in the Register's Office for Davidson County, Tennessee.

CPH