

Advantage Title Title Report for a tract of land on Ashland City Highway

Index date in Register's Office Davidson County: **5-25-17** at 4:30 P.M.

Vested in **The Estate of Charles S. Huddleston, deceased**

Description from **20050425-0045511, however, exclude sell off recorded in 7071-791**

Being a portion of the property conveyed to Charles S. Huddleston by deed from Charles S. Huddleston and Timothy M. Huddleston of record in 20050425-0045511. Charles S. Huddleston having died as shown in Probate File 16P1149, Probate Clerk's Office for Davidson County, Tennessee.

Taxes **2016 taxes paid in the amount of \$180.51**
2017 taxes a lien but not yet due and payable
Tax map 06800005700 Planning Department records show 1.00 acre

Judgment

Easement **20031001-0145004**

Covenants

Subject to all matters as shown on plat

Subject to any unrecorded sell offs or takings for the widening of Hydes Ferry Pike. See easement in 9443-569. No further documentation found in the RODC records for the widening of Hydes Ferry Pike.

Subject to ingress and egress easement as set out in deeds in the chain of title recorded in 4718-617, 11447-460 and 20050425-0045511.

Debts and Inheritance taxes.

Davidson County Register's Office index search began July 1, 1964

BILL MATTHEWS

CELLULAR 615-310-2938

EMAIL billtitleorder@gmail.com

and/or secondary email address

EMAIL billtitleorder@outlook.com

WARRANTY DEED

TAX MAP: 68
PARCEL: 057

Project:	County:	Tract:
<u>STP-NH-12(25)/19036-2213-14</u>	<u>DAVIDSON</u>	<u>1-B</u>

KNOW ALL MEN BY THESE PRESENTS, That I/we,

IRVIN BELL OTEN and Wife, MORRIS C. OTEN

have bargained and sold, and by these presents do transfer and convey unto the State of Tennessee the land and/or land rights, more particularly described as follows:

This instrument and the property description below were prepared from the plans of the captioned project by:

Crawford Land Surveying
1929 21st Avenue South
Nashville, TN 37212

By this instrument the grantors hereby convey an easement for the construction of a working area outside of the proposed right of way line. The title to the below-described land remains vested in the grantor and is to be used by the State of Tennessee, its contractors or assigns, for a period of two years, from and after the commencement of construction.

Beginning at a point in the existing northerly margin of State Route 12, 85 feet, more or less, from centerline station 230+34; thence, with said existing northerly margin, North 84 degrees 55 minutes 23 seconds West, 16.64 feet to a point in the existing northerly margin 87.41 feet from centerline station 230+50.00; thence, with said existing northerly margin, South 88 degrees 24 minutes 02 seconds West, 117.57 feet to a point in the westerly line of subject tract 81.54 feet from centerline station 231+67.42; thence, with said westerly line of subject tract, North 03 degrees 59 minutes 07 seconds East, 32 feet, more or less, to a point in the northerly line of construction easement 114 feet, more or less, from centerline station 231+66; thence, with the meanders of said northerly line of construction easement easterly 135 feet, more or less, to a point in the easterly line of subject tract 113 feet, more or less, from centerline station 230+33; thence, with said easterly line of subject tract, South 03 degrees 59 minutes 07 seconds East, 28 feet, more or less, to the beginning, containing 4436 square feet and being a portion of the property conveyed to Irvin Bell Oten and wife, Morris C. Oten, of record in Deed Book 4718, page 617, in the Register's Office for Davidson County, Tennessee.

The consideration mentioned herein includes payment for the property taken and also for incidental damages to the remainder compensable under eminent domain.

83758

IDENTIFICATION REFERENCE

MAILED
94 AUG 23 AM 11:16
FELIX A. REGISTER
DAVIDSON COUNTY, TN.

0726 08/23 0101 03CHECK

8-00

This conveyance is made in consideration of FIVE-HUNDRED SEVENTY-FIVE

(\$ 575.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging, except as may be specified otherwise herein, to the said State of Tennessee. I/we do covenant with the said State of Tennessee that I am/we are lawfully seized and possessed of said land in fee simple, have a right to convey it and the same is unencumbered.

And I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said land to the said State of Tennessee against the lawful claims of all persons whomsoever.

Witness my/our hand(s), this 22nd day of August, 1984.

Irvin B. Oten
Irvin Bell Oten

Morris C. Oten
Morris C. Oten

STATE OF TENNESSEE, Davidson COUNTY

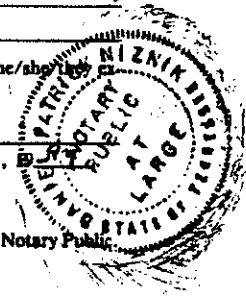
Personally appeared before me, the undersigned _____, a Notary Public in and for said County and State, the within named Irvin Bell Oten & wife, Morris C. Oten

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville Tennessee, this 22nd Day of August

My Commission expires: 11/25/95

[Signature]
Notary Public



This Instrument Prepared By:
H.C. Peck and Associates, Inc.
609 Providence Boulevard, First Floor
Clarksville, Tn. 37042

WARRANTY DEED

FROM _____

TO
STATE OF TENNESSEE

Filed for record this _____ day of _____ A.D., 19____, at _____ M. Register.

WARRANTY DEED

Project:	County:	Tract:
19074-2227-04	13th C. D. DAVIDSON	12

KNOW ALL MEN BY THESE PRESENTS, That I/we,

IRVIN BELL OTEN and wife, MORRIS C. OTEN

have bargained and sold, and by these presents do transfer and convey unto the State of Tennessee the land and/or land rights more particularly described as follows:

Beginning at the point of intersection of the existing north margin of State Route 12 and the west boundary of the Church of the Living God property; thence with said north margin westwardly 135 feet more or less to a point in the southeast corner of the Daniel W. Ferguson and wife property; thence with Ferguson's east boundary North 03 degrees 59 minutes 07 seconds East 47 feet more or less; thence North 88 degrees 39 minutes 22 seconds East 120 feet more or less; thence South 84 degrees 40 minutes 02 seconds East 15 feet more or less to a point in the Church of the Living God west boundary; thence with said west boundary South 03 degrees 59 minutes 07 seconds West 52 feet more or less to the point of beginning and containing 0.158 acres and being part of the same property conveyed to Irvin Bell Oten and wife, Morris C. Oten by Jessie Lee Hoard of record in Book 4718, page 617, Register's Office for Davidson County, Tennessee.

The above described property is improved and is located on the north side of Hydes Ferry Pike 2800 feet more or less west of Cato Road.

The above described property is hereby conveyed in fee simple and the lien for property taxes against the same is to be removed as provided for in Section 67-5-203, Tennessee Code Annotated.

This instrument was prepared by the State of Tennessee, Department of Transportation, Nashville, Tennessee.

The consideration mentioned herein includes payment for the property taken, also payment for incidental damages to the remainder compensable under eminent domain.

Norris C. Oten and Morris C. Oten are one and the same person.

73753

IDENTIFICATION

DEC 17 9 48 AM '86

REG. CLERK, DAVIDSON COUNTY, TENN.

This conveyance is made in consideration of ONE THOUSAND THREE HUNDRED AND TWENTY FIVE (\$ 1,325.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging, except as may be specified otherwise herein, to the said State of Tennessee. I/we do covenant with the said State of Tennessee that I am/we are lawfully seized and possessed of said land in fee simple, have a right to convey it and the same is unencumbered.

And I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said land to the said State of Tennessee against the lawful claims of all persons whomsoever.

Witness my/our hand(s), this 15th day of December, 1986.

Irvin Bell Oten Norris C. Oten

STATE OF TENNESSEE, DAVIDSON COUNTY

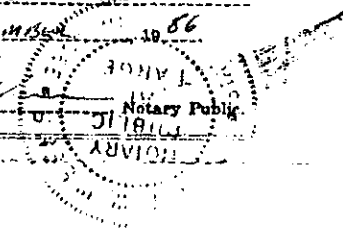
Personally appeared before me, William W. Weems, a Notary Public in and for said County and State, the within named Irvin Bell Oten and wife, Norris C. Oten

the bargainer(s), with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville Tennessee, this 15th day of December, 1986

My commission expires: July 18, 1987

William W. Weems



WARRANTY DEED

FROM

IRVIN BELL OTEN and wife, NORRIS C. OTEN

TO

STATE OF TENNESSEE

Filed for record this _____ day of _____

_____ o'clock _____ minutes _____ M. A.D., 19____ at _____

Register

Return to: Cherokee Land Titles, Inc. Stratford Building, Suite 2 104 Hazel Path, P. O. Box 676 Hendersonville, TN. 37077-06 (with receipt)

BOOK 4718 PAGE 617

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICH
EVER IS GREATER, FOR THIS TRANSFER IS \$ 21000

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12 DAY OF June, 1973

Robert E. Spann
Affiant
Robert E. Spann
Notary Public

MY COMMISSION EXPIRES: 2
(AFFIX SEAL)

mail tag
THIS INSTRUMENT WAS PREPARED BY
Robert E. Spann, Attorney, 310 Philfre Court Bldg. Nashville, Tenn. 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
<u>Irvin Bell Otten, et ux</u> (NAME)	<u>Same</u> (NAME)	
<u>1837 25th Ave North</u> (STREET ADDRESS OR ROUTE NUMBER)		<u>68</u>
<u>Nashville, Tenn</u> (CITY) (STATE) (P. O. ZIP)		<u>12</u>

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERENAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WEX I. JESSIE LEE HOARD, (widow)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IRVIN BELL OTTEN and wife, MORRIS C. OTTEN,

HEREINAFTER CALLED THE GRANTEEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the west part of the south westerly part of Lot No. 3 in the division of the Martha Simpkins' property recorded in the Circuit Court Clerk's Office of Davidson County in Book "C", page 95, situated in the old 23rd Civil District, now the 13th Civil District, and more particularly described as follows:

Beginning at a point in the northerly margin of Hydes Ferry Pike, said point being the southwesterly corner of Lot No. 3 in the division of the Martha Simpkins property; thence along westerly line of said Lot No. 3 North 05° 40' East 400 feet to a point; thence South 84° 20' East 132.0 feet to a point; thence South 5° 40' West 377.0 feet to a point in the north margin of Hydes Ferry Pike; thence South 86° 50' West 133.5 feet to the point of beginning, said tract containing 1.16 acres, more or less, according to a survey by Ernest Davis dated May 29, 1973.

Being part of the same property conveyed to Jessie Lee Hoard and husband, Joe Hoard, Jr., by deed from Mollie Roberts of record in Book 3224, page 135, Register's Office for said County; and by deed from Sally A. Ellison of record in Book 3429, page 491, said Register's Office.

Included in the above description is a 25 foot easement along the westerly margin of said tract for ingress and egress to the property immediately to the rear of said tract.

Undescribed }
This is improved } property, known as _____
(Home Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEEES, their heirs and assigns, against the lawful claims of all persons whatsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of June, 1973
Jessie Lee Hoard
JESSIE LEE HOARD

STATE OF TENNESSEE }
Davidson County

BOOK 4718 PAGE 618

Personally appeared before me, Suzanne R. Johnston, a Notary Public in and for said County and State, the within named JESSIE LEE HOARD

the bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 1973
Commission expires 7-26-76

Suzanne R. Johnston
Notary Public

STATE OF TENNESSEE }
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, a corporation, and that (he) as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____
Notary Public

WARRANTY DEED

FROM
JESSIE LEE HOARD

TO
IRVIN BELL OTEN and
his wife, MORRIS C. OTEN

C I I O I I

IDENTIF. REFERENCE

JUN 13 2 29 PM '73

FELIX Z. ALSON II REGISTER
DAVIDSON COUNTY, TENN.

CONV *2,000.00

JUN 13 1973 TAX
JUN 13 1973 PRFEE
JUN 13 1973

WDEED

A* 5.20
A* .50
A* 4.00 * 9.70

Attorneys Title Company


Titles Guaranteed
NASHVILLE, TENN.



State of Tennessee
Country of Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER
\$ 1.00

Davidson County DEEDOC
Recvd: 04/25/05 10:15 2 pg
Fees:12.00 Taxes:0.00
20050425-0045511

AFFIANT
SUBSCRIBED AND SWORN BEFORE ME, THIS THE
DAY OF April, 2005.

James R. Smith
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-24-05


This Instrument Prepared By: ABL Realty Services, 3407 Clarksville Highway, Suite A, Nashville, TN 37218

NAME AND ADDRESS OF
NEW PROPERTY OWNER

SEND TAX BILL TO:

Charles S. Huddleston
4608 Ashland City Highway
Nashville, Tennessee 37218

Charleston S. Huddleston
4608 Ashland City Highway
Nashville, Tennessee 37218

MAP: 68 PARCEL NUMBER: 057

QUITCLAIM DEED

For and in the consideration of the sum of \$1.00 Dollars, the receipt of which is hereby acknowledged, we, Charles S. Huddleston and Timothy M. Huddleston hereby release, remise, and forever quitclaim unto Charles S. Huddleston, his heirs and assigns, all our rights, title and interest in a certain tract or parcel of land and improvements in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson, County, Tennessee, being the west part of the southwesterly part of Lot No. 3 in the division of the Martha Simpkins' property recorded in the Circuit Court Clerk's Office of Davidson County in Book "C", page 95, situated in the old 23rd Civil District, now the 13th Civil District, and more particularly described as follows:

Beginning at a point in the northerly margin of Hydes Ferry Pike, said point being the southwesterly corner of Lot No. 3 in the division of the Martha Simpkins property; thence along westerly line of said Lot No. 3 North 05° 40' East 400 feet to a point; thence South 84° 20' East 132.0 feet to a point; thence South 5° 40' West 377.0 feet to a point in the north margin of Hydes Ferry Pike; thence South 86° 50' West 133.5 feet to the point of beginning, said tract containing 1.16 acres, more or less, according to a survey by Ernest Davis dated May 29, 1973.

Being the same property conveyed to Charles S. Huddleston and Timothy M. Huddleston by deed from Irvin Bell Oten of record in book 11447, page 460 Register's office, said county. Also, being the same property conveyed to Irvin Bell Oten and wife, Norris C. Oten,* the said Norris C. Oten having since died, by deed from Jessie Lee Hoard of record in Book 4718, page 617, Register's Office, said county.

Included in the above description is a 25 foot easement along the westerly margin of said tract for ingress and egress to the property immediately to the rear of said tract.

*deed from Jessie Lee Hoard mistakenly refers to Norris as "Morris" in what appears to be a typographical error

This is unimproved property, known as _____
(House Number) (Street) (P.O. Address) City/Town (Postal Zip)

WITNESS my hand this 14 day of April, 2005 [Signature]
Charles S. Huddleston

WITNESS my hand this 14 day of April, 2005 [Signature]
Timothy M. Huddleston

State of Tennessee
County of Davidson

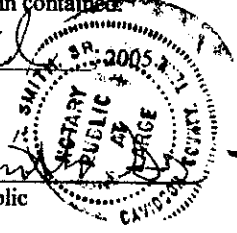
Personal appeared before me, James R. Smith Sr., a Notary Public in and for said County and State, the within named Charles S. Huddleston and Timothy W. Huddleston, the bargainor(s) with whom I am personally acquainted (or proven to me in the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14 day of April

My Commission expires:

9-24-05

James R. Smith Sr.
Notary Public



Davidson County ESMT
Recvd: 10/01/03 14:27 4pgs
Fees: 23.00 Taxes: 9.25

20031001-0145004

This Instrument Prepared By:
PEGASUS TOWER COMPANY, LTD.
P. O. Box 233
Richlands, Virginia 24641

THIS DEED OF EASEMENT is made and entered into on this 14th day of July, 2003 by and between CHARLES HUDDLESTON and TIMOTHY HUDDLESTON, parties of the first part as Grantor, and PEGASUS TOWER COMPANY, LTD., a Virginia CORPORATION, its successors and assigns, party of the second part as Grantee:

WITNESSETH:

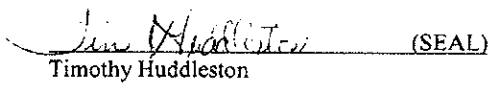
THAT FOR and in consideration of the sum of Two Thousand Five Hundred and No/100 Dollars (\$2,500.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, transfer and convey unto the Grantee, its successors and assigns, a non-exclusive access easement over, across and through such portion of the Grantor's real estate as is more particularly shown and described on that certain plat attached hereto entitled in part "Cockrill Bend", which real estate is situate in Davidson County, Tennessee, and is a part of the real property that was conveyed to the Grantor by Deed of record in the Register's Office of Davidson County, Tennessee, in Deed Book 11447, Page 460. The Grantee, its successors and assigns, shall construct a roadway on said property for the purpose of granting ingress to and egress from a wireless communications tower that the Grantee is constructing on adjoining property. The Grantee, its successors and assigns, by its acceptance of this Deed shall maintain the road at its sole costs and expense and hold the Grantor harmless from any liability arising from the Grantee's use of said property. The Grantor covenants and agrees that they shall allow the Grantee, at its option, to keep the road open and unobstructed, but if the Grantee should desire to fence or gate the roadway, the Grantee, its successors and assigns, shall provide the Grantor with the right to access and use the roadway. Should the Grantor, their successors and assigns use such roadway, then such parties shall be liable repair any damage caused thereto by such use and shall indemnify and hold the Grantee, its successors and assigns, harmless from any liability as may arise from the Grantor's, their successors and assigns, use of said roadway.

This easement shall be binding upon Grantor, Grantor's successors and assigns, and shall benefit Grantee, its successors and assigns.

WITNESS the following signature(s) and seal(s):

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
\$ 2,500.00
APPROVE
SUBSCRIBED AND SWORN TO, BEFORE ME, THIS
THE 15th DAY OF July 2003
Deputy Registrar

 (SEAL)
Charles Huddleston

 (SEAL)
Timothy Huddleston

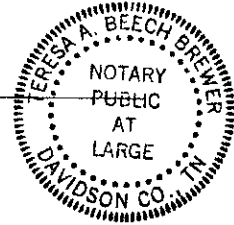
STATE OF TENNESSEE
CITY/COUNTY OF DAVIDSON, to wit:

The foregoing Deed of Easement was sworn to, acknowledged and subscribed before me, Teresa A. Beech Brewer, a Notary Public for the County and State aforesaid, on this the 14th Aug. 2003 day of March, 2003 by Charles Huddleston, whose identity was known to me personally or was proven by photographic evidence.

My Commission Expires:

My Commission Expires January 27, 2007

Teresa A. Beech Brewer
Notary Public



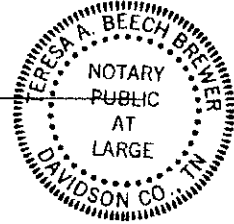
STATE OF TENNESSEE
CITY/COUNTY OF DAVIDSON, to wit:

The foregoing Deed of Easement was sworn to, acknowledged and subscribed before me, Teresa A. Beech Brewer, a Notary Public for the County and State aforesaid, on this the 14th Aug. 2003 day of July, 2003 Timothy Huddleston, whose identity was known to me personally or was proven by photographic evidence.

My Commission Expires:

My Commission Expires January 27, 2007

Teresa A. Beech Brewer
Notary Public



After Recording, Return To:
Pegasus Tower Company, Ltd.
Attn: Amy Stiltner
P. O. Box 233
Richlands, VA 24641

**COCKRILL BEND
INGRESS / EGRESS & PUBLIC UTILITIES
EASEMENT AREA DESCRIPTION ACROSS PROPERTY
OF CHARLES AND TIMOTHY HUDDLESTON**

BEGINNING at a point in the northerly margin of State Route 12, located at Tennessee State Plane (NAD 83) Grid Coordinates of Northing 684,458.31, Easting 1,709,929.58, said point being N 88° 22' 42" E 30.08 feet from an iron pin in the northerly margin of State Route 12 at the southwest corner of the property conveyed to Charles and Timothy Huddleston in Deed Book 11447, Page 460 of the Register's Office of Davidson County, Tennessee;

THENCE on a curve to the left having a radius of 33.50', tangent length of 9.84 feet, and chord bearing and distance of N 22° 45' 55" W 18.89 feet to a point;

THENCE N 39° 08' 24" W 23.07 feet to a point, the beginning of a curve to the left;

THENCE on a curve to the left having a radius of 116.50 feet, tangent length of 0.90 feet and a chord bearing and distance of N 38° 41' 43" W 1.80 feet to a point on the common line between said Huddleston property and the property of Daniel W. Ferguson and wife Joyce K. Ferguson, of record in Deed Book 6330, Page 320, of the Register's Office of Davidson County, Tennessee;

THENCE with said common line on a bearing of N 10° 40' 25" E a distance of 47.53 feet to a point in said line;

THENCE leaving said common line on a curve to the right having a radius of 86.50 feet, tangent length of 16.85 feet and a chord bearing and distance of S 28° 07' 02" E 33.08 feet to a point in the Huddleston property;

THENCE continuing through said Huddleston property S 39° 08' 24" E 23.07 feet to a point;

THENCE on a curve to the right having a radius of 63.50 feet, a tangent length of 18.86 feet and a chord bearing and distance of S 22° 35' 59" E 36.16 feet to a point;

THENCE S 06° 03' 33" E 2.13' to a point on the northerly margin of State Route 12;

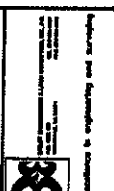
THENCE with the northerly margin of State Route 12, S 88° 22' 42" W 30.09 feet to the point of **BEGINNING**, containing 2,045.30 square feet, (0.047 acres).

The above description describes a proposed thirty (30) feet wide easement area for purposes of ingress / egress and public utility construction onto proposed cell tower lease area.



PEGASUSTOWER!

THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS SHALL BE CONSIDERED TO BE THE ENTIRE CONTRACT FOR THE WORK TO BE PERFORMED UNDER THESE DRAWINGS AND SPECIFICATIONS. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EROSION CONTROL MEASURES.

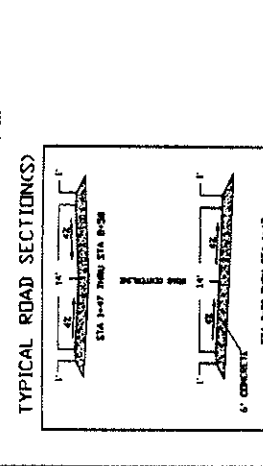
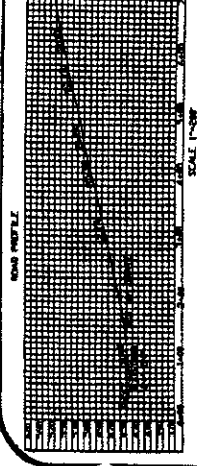
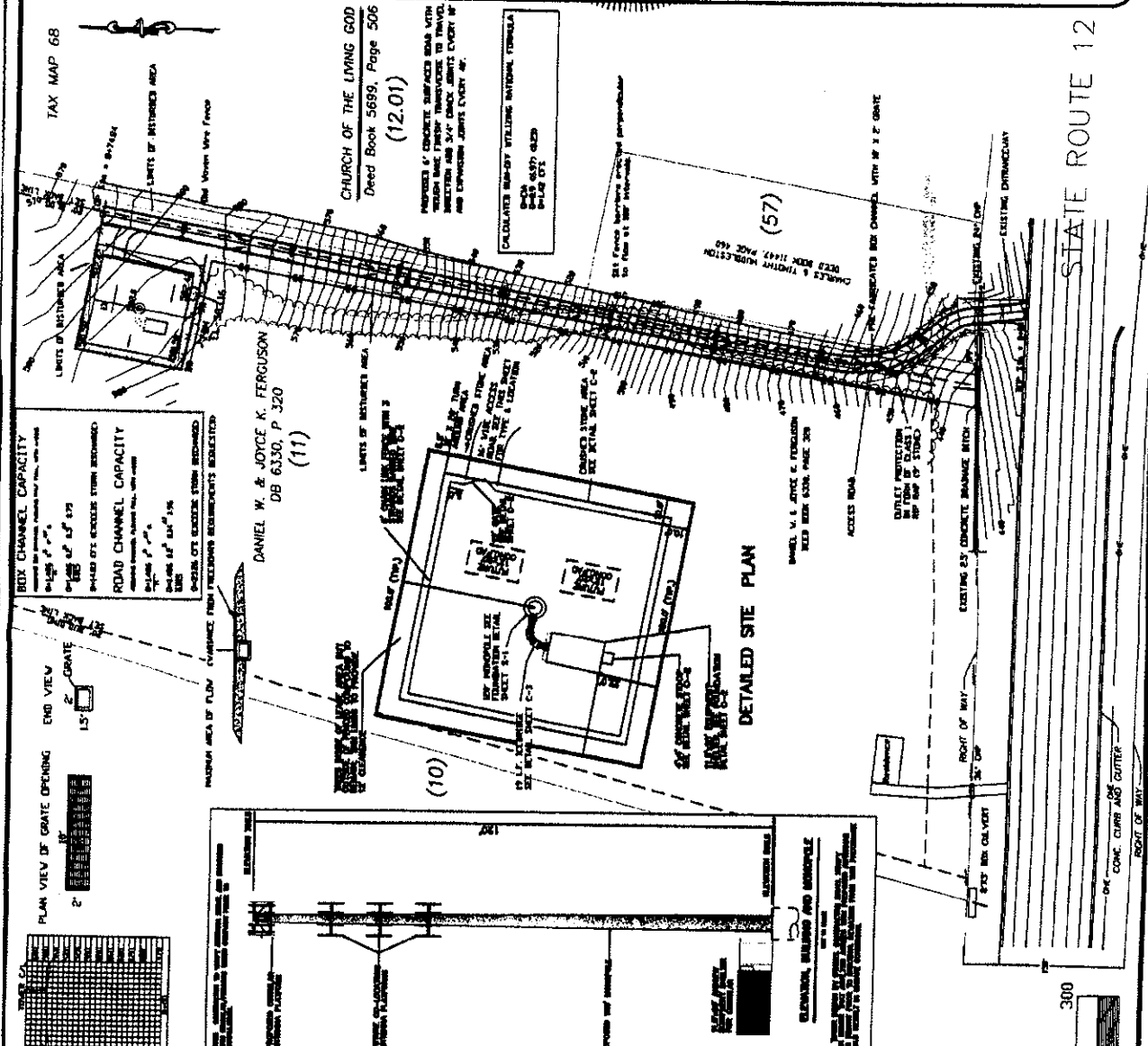


Richard L. Bailey
Professional Engineer
State of Tennessee
License No. 120481

COCKRILL BEND SITE
Site Name
Site Number
TND081

PEGASUS TOWER
COCKRILL BEND SITE
AZUSA ARLAND CITY HIGHWAY
NASHVILLE, TN 37218

Sheet: 1-C1
SITE PLAN
DATE: 6-4-83
SCALE: 1" = 40'



1. CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. ALL CULVERTS SHALL BE CONSTRUCTED TO THE DESIGN SPEED AND SHALL BE PROTECTED BY EROSION CONTROL MEASURES.
4. CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION.
5. CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION.
6. CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION.
7. CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION.
8. CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION.
9. CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION.
10. CONTRACTOR SHALL MAINTAIN PROPER EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION.

EROSION AND SEDIMENT CONTROL LEGEND

(1)	CONCRETE CURB AND GUTTER
(2)	CONCRETE CURB AND GUTTER
(3)	CONCRETE CURB AND GUTTER
(4)	CONCRETE CURB AND GUTTER
(5)	CONCRETE CURB AND GUTTER
(6)	CONCRETE CURB AND GUTTER
(7)	CONCRETE CURB AND GUTTER
(8)	CONCRETE CURB AND GUTTER
(9)	CONCRETE CURB AND GUTTER
(10)	CONCRETE CURB AND GUTTER

Scale: 1" = 100'

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH-
EVER IS GREATER, FOR THIS TRANSFER IS \$ 3,500.00

[Signature]
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF April 1999

Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY		
William S. Hofstetter, Attorney 3900 Hobbs Road, Nashville, Tennessee 37215		
NAME		ADDRESS
ADDRESS NEW OWNER (S) AS FOLLOWS:		
Charles S. Huddleston <small>(NAME)</small>		SEND TAX BILLS TO: Same <small>(NAME)</small>
4608 Ashland City Highway <small>(STREET ADDRESS OR ROUTE NUMBER)</small>		MAP-PARCEL-NUMBERS 68
Nashville, TN 37218 <small>(CITY) (STATE) (P. O. ZIP)</small>		057 <small>(STREET ADDRESS)</small>

Map

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, W. I. Irvin Bell Oten (widower)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles S. Huddleston and Timothy M. Huddleston

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the west part of the southwesterly part of Lot No. 3 in the division of the Martha Simpkins' property recorded in the Circuit Court Clerk's Office of Davidson County in Book "C", page 95, situated in the old 23rd Civil District, now the 13th Civil District, and more particularly described as follows:

Beginning at a point in the northerly margin of Hydes Ferry Pike, said point being the southwesterly corner of Lot No. 3 in the division of the Martha Simpkins property; thence along westerly line of said Lot No. 3 North 05° 40' East 400 feet to a point; thence South 84° 20' East 132.0 feet to a point; thence South 5° 40' West 377.0 feet to a point in the north margin of Hydes Ferry Pike; thence South 86° 50' West 133.5 feet to the point of beginning, said tract containing 1.16 acres, more or less, according to a survey by Ernest Davis dated May 29, 1973.

Being the same property conveyed to Irvin Bell Oten and wife, Norris C. Oten,* the said Norris C. Oten having since died, by deed from Jessie Lee Hoard of record in Book 4718, page 617, Register's Office, said county.

Included in the above description is a 25 foot easement along the westerly margin of said tract for ingress and egress to the property immediately to the rear of said tract.

*deed from Jessie Lee Hoard mistakenly refers to Norris as "Morris" in what appears to be a typographical error

unimproved property, known as _____
 This is improved _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my hand this 19th day of April 19 99

[Signature]
IRVIN BELL OTEN

STATE OF TENNESSEE }
Davidson County

BOOK 11447 PG. 461

Personally appeared before me, W.S. Huddleston, a Notary Public in and for said County and State, the within named Irvin Bell Otten

the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 19th day of April 19 99

Commission expires 5/27/2001 W.S. Huddleston
Notary Public

STATE OF TENNESSEE }
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____

the within named bargainer, a corporation, and that (he) as such _____ and _____ (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19: _____

My commission expires _____ Notary Public

WARRANTY DEED

FROM
IRVIN BELL OTTEN

TO

CHARLES S. HUDDLESTON and
TIMOTHY M. HUDDLESTON

Attorneys Title Company

Titles Guaranteed
NASHVILLE, TENN.

7293 04/26 0101 01CASH

99 APR 26 PM 4:32

REGISTER
CLERK
COUNTY OF TENN.

INDEX REFERENCE

05/8688

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11447 PG. 462

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0578688

REFERENCE

99 APR 26 PM 4:33

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

CASH	3500.00
CON TX	12.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	23.95
CASH	23.95

04/26/99 01 16:35 0001 7293

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477226

Your payment options are:

By mail: PO BOX 196358, NASHVILLE, TN 37219-6358
At our office: 700 Second Avenue South, Suite 220, Nashville, TN 37210
Any First Tennessee Bank branch location in Davidson County
(Full payment only)*
Pay online by visiting our website at: www.nashville.gov/trustee

Mailing Address Changes:

Contact the Davidson County Assessor's Office at (615) 862-6080 with any changes in address and/or any assessment related questions.

*** Pursuant to State Law (T.C.A. 67-5-2010) to avoid penalty and interest total taxes must be paid by February 28, 2017. To any unpaid balance, penalty and interest of 1.5% shall be added on March 1, following the tax due date and on the first day of each succeeding month.

Making payment at First Tennessee:
(Davidson County Branches Only)

- * You must present the payment stub from your property tax notice.
- * You must make payment in full. First Tennessee branches will not accept partial payments.
- * Only current year property tax payments will be accepted. After the last day of February, payment must be made either by mail, in person at the Trustee's office, or via the internet.
- * Bank personnel cannot answer tax-related questions. Please contact the Trustee's Office at (615) 862-6330 if you have any questions.

***IMPORTANT LEGAL NOTICE: All Bankruptcy Notices and other Legal Notices must be sent to:**

Metropolitan Department of Law
PO Box 196300
Nashville, TN 37219

State Tax Relief Program

If you are 65 or older, or if you are totally and permanently disabled (regardless of age) and live on the property, and the 2015 annual income of all owners (spouse & all sources) was \$29,180 or less, you may qualify for the State of Tennessee/Metro Tax Relief program. If you feel that you or someone you know qualifies, please contact our office. You have until April 5, 2017 to apply. To avoid penalty & interest, total taxes must be paid in full by February 28, 2017.

Tax Freeze Program

The tax freeze program was approved by Tennessee voters in a November 2006 constitutional amendment referendum. The Tax Freeze Act of 2007 permits local governments to implement the program and Metropolitan Nashville-Davidson County became the first jurisdiction in the State to establish a tax freeze program. Under the program, qualifying homeowners age 65 or older making less than \$41,660 can "freeze" the taxes due on their property at the amount for the year they qualify, even if tax rates increase. You have until April 5, 2017 to apply.

To avoid penalty and interest, total taxes must be paid in full by:
February 28, 2017.

Tax Deferral Program

To qualify for tax deferral you must be a single person 65 or older, a married couple of which both are 65 or older, or any totally and permanently disabled person or a family group which has more than one person residing permanently in the residence and are 65 or older or totally and permanently disabled, whose combined gross income is less than \$25,000 a year. If you qualify, the current taxes on your residence may be deferred until the death of the deferral recipient or until the residence is sold, and shall be subject to 6% simple interest a year. There is a \$6.00 application fee and the deadline to apply is December 31, 2016. All participants must reapply each year.

Paperless Billing: You may sign up for our e-billing service. To opt-out of paper statements and begin receiving your bill via electronic mail, please add your email address and check the opt out box below. Information provided to our office becomes public record.

If you feel you may qualify for one or more of the above programs, please contact our office at (615) 862-6330 and my staff will answer any questions you may have.

Sincerely,



IMPORTANT A convenience fee of 2.30% will be added to all credit and debit cards processed by the Metropolitan Trustee's Office. This fee is charged by the electronic processing company and no part of the fee goes to Metro. Pay online by visiting our website at: WWW.NASHVILLE.GOV/TRUSTEE

Map/Parcel Account Number:
06800005700

Any change of address shown on the front should be noted here

Mailing Address Change Here:

Signature required to change mailing address

American Express Discover Master Card Visa

Credit Card Number:	Exp. Date:	Amount:
Signature *REQUIRED*		Print Name Here *REQUIRED*
Date:	Daytime Phone Number *REQUIRED*	

***IMPORTANT LEGAL NOTICE: All Bankruptcy Notices and other Legal Notices must be sent to:**
Metropolitan Department of Law
PO Box 196300
Nashville, TN 37219

Email Address

Yes, I would like to opt-out of paper billing and begin receiving my tax statement via electronic mail