WARRANTY DEED

FROM: Billy D. Hendrixson, Grantor

TO: Billy D. Hendrixson and wife, Terry P. Hendrixson, Grantees

This instrument was prepared by:
Eva M. Lemeh
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
Vester Road Route 1, Box 167 Whites Creek, Tennessee 37189	Vester Road Route 1, Box 167 Whites Creek, Tennessee 37189	Map 48, Parcel 59.1 and 77

8067 04/21 0101 03CHECK 9.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is ten Dollars ($10.00).

Billy D. Hendrixson
Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of April, 1989.

Debra E. Emerson
Notary Public

NOTARY PUBLIC DAVIDSON CO.

My Commission Expires: 9-11-90

FOR AND IN CONSIDERATION OF love and affection and no monetary consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to T.C.A. Section 66-1-109, for the purpose of evidencing Grantor's intention to create in the Grantees an estate by the entireties in and to the entire interest in the property previously held solely by the Grantor, Billy D. Hendrixson, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Billy D. Hendrixson and wife, Terry P. Hendrixson, as tenants by the entireties, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. I: Land in the 14th, formerly the 23rd, Civil District of Davidson County, Tennessee,

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described according to a survey made by Cantrell and Morrison, Engineers, April 1962, as follows:

Beginning at a point in the center of Vester Road at the intersection of the southwesterly margin of a private road and the center of said Vester Road, said point being opposite and south 23 degrees 45' west 30 feet, more or less, from the western boundary line of the property conveyed to Clarence P. Compton and wife, by deed from Henry M. Vester and wife, of record in Book 2535, Page 129, Register's Office for said County; thence with the southwesterly margin of said private road south 25 degrees 56' east 254.7 feet to an iron pin; thence south 3 degrees 58' west 811.7 feet to an iron pin; thence north 47 degrees 27' west 691.3 feet to a point in the center of a private road; thence with the same north 34 degrees 47' east 120.6 feet to a point in the center of said Vester Road; thence with same north 43 degrees 19' east 471 feet and north 23 degrees 45' east 142.5 feet to the beginning, containing 6.6 acres, more or less.

Together with a ten foot easement to the overflow of a spring from the most westerly corner of above described premises to said spring, the center line of which is described as south 46 degrees 45' west 145 feet.

Being the same property conveyed to Tom Hendrixson, Jr. by deed from Henry M. Vester of record in Book 3371, Page 335, Register's Office for said County.

TRACT NO II: Land in the 14th, formerly the 23rd, Civil District of said County and State, described according to a survey made by Cantrell and Morrison, Engineers, March, 1964, as follows:

Beginning at a hackberry on the southerly margin of a private road at the southwest corner of the property conveyed to Tom Hendrixson, Jr. by deed from Henry M. Vester, of record in Book 3371, Page 335, Register's Office for said County; thence with said Hendrixson's southwestern boundary line, south 47° 27' east 691.3 feet to an iron pin and post, said Hendrixson's southeast corner; thence south 38° 02' east 409.9 feet to an iron pin; thence south 45° 19' east 116.5 feet to an iron pin; thence south 45° 39' east 176.4 feet to an iron pin; thence south 48° 21' east 91.3 feet to an iron pin; thence south 31° 49' west 602 feet to an iron pin; thence north 23° 50' west 392.8 feet to an iron pin and sycamore; thence north 39° 25' west 618.5 feet to an iron pin; thence north 26° 37' west 245.6 feet to an iron pin; thence north 9° 12' west 368.2 feet to an iron pin; thence north 46° 31' west 73 feet to an iron pin and post on the southerly margin of said private road; thence with same, north 43° 19' east 123.3 feet to the beginning, containing 12.97 acres, more or less.

Together with a 30-foot private easement for accessway to Vester Road along part of the westerly and northerly lines of premises and across the remainder of H. M. Vester property to said Vester Road, said easement is shown on a

survey made by Cantrell and Morrison, Engineers, March, 1964.

Being the same property conveyed to Tom Hendrixson, Jr. by deed from Henry M. Vester, of record in Book 3708, Page 249, said Register's Office.

This conveyance is made subject to a 10-foot easement to the overflow of a spring granted Tom Hendrixson, Jr. by Henry M. Vester, of record in Book 3371, Page 335, Register's Office for Davidson County, Tennessee.

This is improved property, known as Vester Road, Route 1, Whites Creek, Tennessee 37189.

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness his hand this 21st day of April, 1989.

Billy D. Hendrixson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debra E. Emerson, a Notary Public in and for the aforesaid State and County, BILLY D. HENDRIXSON, after being duly sworn according to law, did make oath and affirm that the foregoing Warranty Deed is true and correct to the best of his knowledge, information, and belief.

Witness my hand, at office, this 21st day of April, 1989.

Notary Public

My Commission Expires: 9-11-90