NEW OWNER: Dr. W. Hermsworth Gardiner
Tax Bill To-1335 Carters Creek Pike
Franklin, TN 37064

Map 69-16
Parcel 3300

BOOK 7912 PAGE 481

THIS INSTRUMENT PREPARED BY: INGRAM & LOWE ATTORNEYS
405 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

4681 08/11 0101 03CHECK 1560.34

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby expressly acknowledged, George W. Hussey, (hereinafter referred to as the "GRANTOR") has bargained and sold, and by these presents does transfer and convey unto W. Hermsworth Gardiner (hereinafter referred to as the "GRANTEE"), his heirs, successors in interest and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 13th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the intersection of Clarksville Highway and Manchester Avenue as shown on the survey hereinafter referred to, running along the southern edge of Clarksville Highway, S 57° 00' E 150.16 feet to a point in the southern edge of Clarksville Highway; thence S 3° 05' W 180.6 feet to a point in the southwestern edge of the M. Cathcart property as shown on the survey hereinafter referred to; thence N 58° 52' 42" W 275.61 feet to a point in the eastern edge of Manchester Avenue; thence N 37° 08' E 142.74 feet to the point and place of beginning and containing approximately .83 acres as shown on the survey of the L. E. Smith Subdivision certified to by George Anton, surveyor.

Being the same property conveyed to George W. Hussey by deed of record in Book 7060, page 817, Register's Office for Davidson County,Tennessee, as corrected by Deed of Correction in Book 7186, Page 334, recorded in said Register's Office.

INCLUDED in the above property description but expressly EXCLUDED from this conveyance is the property which was the subject of Docket No. 82C-3188, Circuit Court for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point of intersection of the southwest margin of Clarksville Pike (S.R. 12, U.S. 41-A) and the west boundary of the Murph T. Cathcart, et ux property; thence with the said west boundary south 6° 55' west 30 feet, more or less to a point; thence with the proposed right of way north 52° 09' 52" west 161 feet, more or less to a point; thence with a 38 foot radius curve left 36.93 feet to a point; thence with a 38 foot radius curve left 36.93 feet to a point; thence with the southwest margin of Manchester Avenue North 40° 58' east 7 feet, more or

less to a point; thence with a curve right 38 feet, more or less, to a point; thence with the said southwest margin south 53° 09' 52" east 153 feet, more or less to the point of beginning and containing 0.103 acres.

This is improved property known as 1335 Carters Creek Pike, Franklin, TN 37064.

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, his heirs, successors in interest and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set out in a Deed of Trust of record in Book 4762, page 300, Register's Office for Davidson County, Tennessee; and a Modification, Extension and Affirmation Agreement of record in Book 7464, page 770, Register's Office for Davidson County, Tennessee.

And the GRANTOR does further covenant and bind himself, his successors in interest, assigns and personal representatives to warrant and forever defend the title to the said land to the said grantee, his heirs, successors in interest and assigns, against the lawful claims of all persons whomsoever.

WITNESS his hand on the 1st day of August, 1989.

GEORGE W. HUSSEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $469,840.89.

Sworn to and subscribed before me this 8th day of August, 1989.

Notary Public

My commission expires: 3-3-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

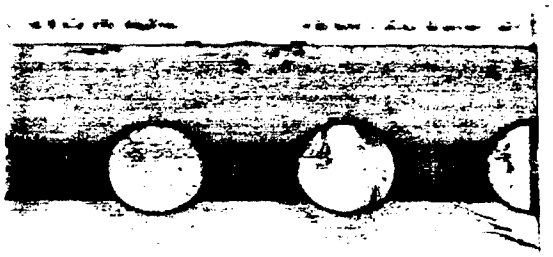
Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named George H. Hussey, the Grantor with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

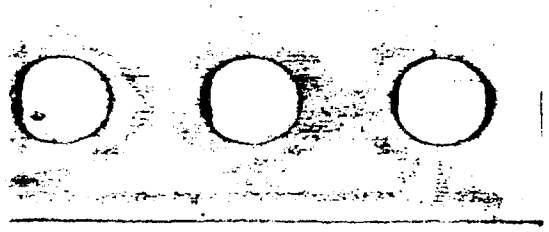
Witness my hand and seal, this 1st day of August, 1989.

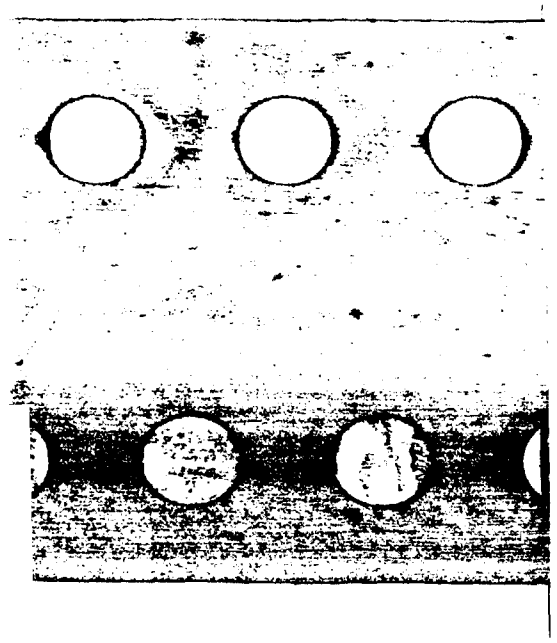
Notary Public

My commission expires: 3-3-92

569111
IDENTIF. REFERENCE
AUG 11 8 57 AM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
RECD







OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7912 PAGE 484

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 469840.89
				CON TX 1550.34
				PRFEE 1.00
				WDEED 9.00
				TOTAL 1560.34
				CHECK 1560.34

08/11/89 01 08:59 0001 4681

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

569111

IDENTIF. REFERENCE

AUG 11 8 57 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 237967