BOOK 9871 PG 764

This Instrument Prepared By:

Renard A. Hirsch, Sr., Attorney
619 Woodland Street
Nashville, Tennessee 37206
615-242-5003

The Name and Address of the new owners are:

Mark William Calaway and
Jodi Lynn Calaway
188 Hwy 70
Pegram, Tennessee 37143

WARRANTY DEED

This Deed, made and entered into on the day and year below written by and between Lawrence Deal, and wife, Georgia Deal, hereinafter referred to as, GRANTOR, and Mark William Calaway, and wife, Jodi Lynn Calaway, hereinafter referred to as GRANTEE.

WITNESSETH:

That for and in consideration of $259,000.00 (Two Hundred Fifty Nine Thousand Dollars) and other good and other valuable consideration, paid by the GRANTEE to the GRANTOR, receipt of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells, conveys, remises, releases and transfers to the GRANTEE, their successors and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land lying and being in Cheatham, County, Tennessee and more particularly described as follows:

SEE EXHIBIT "A"

01258862

This conveyance is made to the Grantee, their heirs, successors and assigns.

To have and to hold said tract or parcel of land, together with all privileges and appurtenances thereto belonging to the said GRANTEE and their successors and assigns in fee simple forever.

Grantor covenants and warrants that they are seized of said land in fee and have the right to convey the same in fee simple; that the same is free and clear of all encumbrances and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, said GRANTOR has hereunto set their signatures on the date below written.

Dated: November 16, 1995.

Lawrence M Deal
Lawrence Deal

Georgia Deal
Georgia Deal

BOOK 9871 PG 765

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me Gary M. Kellar, a Notary Public of the State and County aforesaid, personally appeared Lawrence Deal and Georgia Deal, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons who executed the foregoing instrument as their own free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee this 16th day of November, 1995.

Gary M. Kellar
Notary Public

My Commission Expires: My Commission Expires MAR. 21, 1998

The actual Consideration or value of this transfer, whichever is greater, is $259,000.00.

Lawrence M Deal
Affiant

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me Gary M. Kellar, a Notary Public of the State and County aforesaid, personally appeared Lawrence M. Deal, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument as her own free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee this 16th day of November, 1995.

Gary M. Kellar
Notary Public

My Commission Expires: My Commission Expires MAR. 21, 1998

MAIL TAX BILLS TO: Mark William Calaway and
Jodi Lynn Calaway
188 Highway 70
Pegram, Tennessee 37143

Davidson County Map & Parcel No.: Map: 126
Parcel: 88,89,90

CHEATHAM COUNTY, STATE OF TENNESSEE
I, Dot Dowlen, Register of Deeds, do certify this instrument was received at 10:00 o'clock A.m., on 11-27 1995 entered in Note Book L Page 478 entered in Book No. 381 Page 302
Amounts paid under receipt No. 23776
STATE TAX: DEED $ 932.30
STATE TAX MTGS $
PROBATE FEE: $ 1.00
RECORDING FEE: $ 8.00
TOTAL $ 941.30
Dot Dowlen REGISTER

EXHIBIT "A"

Being a 26.96 acres, more or less, tract of land in the 12th Civil District of Cheatham County, and also being in Davidson County, Tennessee, including Lot No.'s 110, 133 and 134 of Dreamland Estates, Unit No. 2, of record in Book 109, Page 429, Register's Office for Cheatham County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated April 12, 1983, and known as Job No. 83-103, as follows:

> Beginning at an iron pin set at the intersection of the northwesterly margin of U.S. Highway 70 and the southwesterly margin of Beverly Hills Drive, said point of beginning being the eastern most corner of this property; thence leaving the margin of the said Beverly Hills Drive and with the margin of U.S. Highway 70 and with a curve to the left having a radius of 1105.25 feet and a long chord of 427.22 feet, said chord having a bearing of South 71 deg. 18 min. 07 sec. West a distance along the curve of 249.92 feet to an iron pin; thence North 29 deg. 50 min. 30 sec. West 5.00 feet to an iron pin; thence with a curve to the left having a radius of 1110.25 feet and a long chord of 103.22 feet, said chord having a bearing of South 57 deg. 29 min. 38 sec. West a distance along the curve of 103.26 feet to an iron pin; thence South 35 deg. 10 min. 13 sec. East 5.00 feet to an iron pin; thence with a curve to the left having a radius of 1105.25 feet and a long chord of 254.86 feet, said chord having a bearing of South 48 deg. 12 min. 33 sec. West a distance along the curve of 255.42 feet to an iron pin; thence South 41 deg. 35 min. 19 sec. West 251.50 feet to an iron pin; thence North 48 deg. 24 min. 41 sec. West 10.00 feet to an existing concrete monument; thence South 41 deg. 35 min. 19 sec. West 8.00 feet to an iron pin; thence leaving the margin of the said U.S. Highway 70 North 53 deg. 54 min. 56 sec. West 352.61 feet to an iron pin; thence North 30 deg. 57 min. 26 sec. East 167.00 feet to an iron pin; thence North 02 deg. 43 min. 15 sec. West, 257.88 feet to an existing iron pin; thence North 13 deg. 22 min. 51 sec. East 132.39 feet to an iron pin; thence North 48 deg. 44 min. 04 sec. East 150.00 feet to an iron pin; thence North 36 deg. 15 min. 56 sec. West 169.57 feet to an existing pin; thence North 60 deg. 28 min. 59 sec. East 250.64 feet to an existing iron pin; thence North 29 deg. 19 min. 41 sec. West 199.79 feet to an existing iron pin; thence North 56 deg. 43 min. 01 sec. East 243.01 feet to an iron pin; thence North 44 deg. 11 min. 20 sec. East 319.99 feet to an iron pin; thence South 84 deg. 16 min. 42 sec. East 438.46 feet to an iron pin set on the southwesterly margin of the said Beverly Hills Drive; thence with the margin of said Drive and a curve to the left having a radius of 545.20 feet and a long chord of 74.94 feet, said chord having a bearing of South 01 deg. 05 min. 35 sec. West a distance along the curve of 75.00 feet to an iron pin; thence South 02 deg. 50 min. 52 sec. East 966.50 feet to the point of beginning, containing 26.96 acres, more or less.

Being the same property conveyed to Lawrence M. Deal and wife, Georgia P. Deal, by deed from Richard R. Hedgepath and Harold E. Collins, co-executors of the estate of William W. Gossage, deceased, of record at Book 222, Page 41 and re-recorded at Book 222, Page 62, Register's Office for Cheatham County, Tennessee, and at Book 6060, Page 39, Register's Office for Davidson County, Tennessee.

INCLUDED in the above-described property but expressly EXCLUDED herefrom is the following parcel of land:

Being a tract of land in the 12th Civil District of Cheatham County, Tennessee, and the 8th Civil District of Davidson County, Tennessee, being more particularly described as follows:

> Beginning at an existing iron rod in the north right-of-way line of U.S. Highway No. 70 at Arthur Asbury's southeast corner; thence along Asbury's east boundary line North 53 deg. 54 min. 55 sec. West, 356.37 feet to an existing iron rod at Phillip G. Dean's southeast corner; thence along Dean's east boundary line North 30 deg. 56 min. 30 sec. East, 158.78 feet to an existing iron rod at Harold F. Bugg's southeast corner; thence along Bugg's east boundary line North 03 deg. 35 min. 55 sec. West, 257.93 feet to an existing iron rod at R. Edward Jones' southeast corner; thence along Jones' east boundary line to points as follows: North 12 deg. 24 min. 15 sec. East, 132.56 feet to an existing iron rod; North 47 deg. 41 min. 55 sec. East, 150.05 feet to an existing iron rod; thence leaving Bugg's boundary line South 30 deg. 01 min. 05 sec. East, 648.72 feet to an iron rod set in the north right-of-way line of U.S. Highway No. 70 at a point on curve of a curve to the left having a radius of 1105.52 feet, said point being 30 feet from the center line of said highway; thence along the north right-of-way line of said highway 221.74 feet along the arc of the curve, the long chord of which bears South 46 deg. 21 min. 20 sec. West, 221.37 feet to an iron rod set at point of tangency; thence continuing along the north right-of-way line of said highway to points as follows: South 40 deg. 36 min. 35 sec. West, 234.91 feet to an existing iron rod; North 49 deg. 39 min. 10 sec. West, 9.85 feet to an iron rod set; South 40 deg. 45 min. 50 sec. West, 8.00 feet to the point of beginning, containing 6.29 acres, more or less, approximately 4.03 acres in Cheatham County and 2.26 acres in Davidson County, according to survey of Bobby D. Christy, R.L.S. No. 1033, dated February 27, 1995.