BOOK 10969 PG 35

This Instrument Prepared
Upon Information Furnished
by the Parties by:

Howard M. Skipworth, #012469
Attorney at Law
3353 Union Hill Road, Suite C
P. O. Box 489
Joelton, TN 37080
Tel: (615) 876-2550

Frankie Fletcher, Register
Robertson County Tennessee
Rec #: 16586 Instrument 9713
Rec'd: 12.00 MBK: 31 Pg 227
State: 174.64 Recorded
Clerk: 1.00 6/9/1998 at 12:08 PM
Total: 187.64 in Record Book
510 Pg 222

WARRANTY DEED

Address New Owner (s) as follows: **MELVIN SYKES and wife, OPAL SYKES,**

8245 Greenbrier Road, Joelton, Tennessee, 37080

Name and Address of the person or entity responsible for payment of real property taxes:

SAME

Map and Parcel Nos. 140 25.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt and adequacy of all of which is hereby acknowledged, I Pamela D. Sykes, unmarried, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Melvin Sykes and wife, Opal Sykes, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Robertson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved (x) unimproved ( ) property, known as 8245 Greenbrier Road, Joelton, Tennessee

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, Melvin Sykes and wife, Opal Sykes, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown herein. I do further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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WITNESS my hand this 8th day of May 1998.

Pamela D. Sykes
PAMELA D. SYKES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **PAMELA D. SYKES, unmarried**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 8th day of May 1998.

Sherry Spann
Notary Public

My commission expires 6-6-2000

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 47,200.00

Melvin Sykes
Affiant

Subscribed and sworn to before me the this 8th day of May 1998.

Sherry Spann
Notary Public
My commission expires 6-6-2000

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

Howard M. Skipworth
Attorney at Law
3353 Union Hill Road, Suite C
P. O. Box 489
Joelton, TN 37080

PICK-UP

98 JUN -9 PM 1:29
ELLIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0448097
IDENTIF. ↑ REFERENCE

3155 06/09 0101 03CHECK 12.

EXHIBIT A

BEGINNING at a point in the Southern boundary line of a tract of land owned by Jim Huffman, being the Northwest corner of a reserved strip of land; thence with Huffman's southern boundary line and the Southern boundary line of a tract of land owned by Rich Garrett, westwardly 2240 feet to a point in Garrett's line; thence southwardly 1436 feet to a point in the Northerly boundary line of a tract of land owned by Lum Adcock; thence with Adcock's northern boundary line and the northern boundary line of a tract of land owned by Bowers, eastwardly 2640 feet to a point; thence northwardly 660 feet to a point; the southeast corner of said reserved tract of land; thence North 79 deg. West 255 feet to a point; thence North 89 deg. West 188 feet to a point; thence North 80 deg. West 114 feet to a point; thence North 58 deg. West 168 feet to a point; thence North 45 deg. West 89 feet to a point; thence North 23 deg. East 400 feet to a point; thence North 71 ½ deg. East 200 feet to a point; thence North 61 deg. East 152 feet to a point; thence North 33 deg. East 70 feet to the beginning, containing 79 acres, more or less, and being the land conveyed to Melvin B. Sykes, Jr., and wife, Pamela D. Sykes, by Melvin Sykes and wife, Opal Sykes, in a deed of record in Deed Book 288, page 287, Register's Office for Robertson County, Tennessee. The said Melvin B. Sykes, Jr. died on 9 September 1997, as evidenced in Will Book 10, page 327, Clerk & Master's Office for Robertson County, Tennessee.

EXCLUSION NO. 1: There is included in the above described property, but expressly excluded from this conveyance, a triangler tract of land containing about 14 acres on the eastern side of the tract above described, more particularly described as follows:
BEGINNING at the Northwestern corner of a tract of land of 18 acres, more or less, conveyed to C.N. Trice and wife, Nannie Lee Trice, in trust to W.O. Lee, Trustee, and fully described in said Trust Deed, which is of record in Deed Book 1386, page 269, Register's Office for Davidson County, Tennessee; thence westwardly along the southern boundary line of a tract of land owned by L.P. Dallas and wife, F.A. Dallas, 809 feet to a point in a ravine or hollow; thence in a southerly direction 815 feet to the Bowers (formerly the Adcock) line south of Sycamore Creek; thence eastwardly along the northern boundary line of the Bowers (formerly Adcock) line 915 feet to the southwest corner of said 18 acre tract conveyed to C.N. Trice and wife, Nannie Lee Trice to William O. Lee, Trustee; thence North along the western boundary of said 18 acre tract, 619 feet to the beginning, containing 14 acres, more or less.

EXCLUSION NO. 2: BEGINNING at a point in the center of a small hollow with an iron pointer on the west bank, being a corner to James P. Huffman, a corner to H.J. Saxer and being the northeast corner of Melvin Sykes, appearing of record in Deed Book 241, page 193, in the office of the Register of Robertson County, Tennessee, and continuing as follows: thence with the center of a small hollow, or drain, and the Westerly line of said Saxer South 49 deg. 59' 52" West 78.25 feet; thence South 12 deg. 41' 19" West 48.06 feet; thence South 64 deg. 50' 48" West 210.71 feet; thence South 78 deg. 28' 14" West 300.70 feet; thence South 34 deg. 22' 22" West 395.39 feet to a point in the intersection of a private road and said small hollow, or drain, being the Southeast corner of this new tract of land; thence North 88 deg. 21' 30" West 109.48 feet; thence North 68 deg. 43' 25" West 105.69 feet; thence North 88 deg. 21' 30" West 109.48 feet; thence North 68 deg. 43' 25" West 105.69 feet; thence North 55 deg. 05' 51" West 963.51 feet to a point in a small drain, being the Southwest corner of this tract of land; thence with the center of said small drain North 44 deg. 01' 26" East 130.93 feet; thence North 47 deg. 50' 14" East 136.43 feet; thence North 2 deg. 48' 49" East 120.22 feet to the intersection of said drain and southerly line of Reba F. Harris and said Sykes and being the Northwest corner of this tract of land; thence with the line of said Harris South 78 deg. 21' 25" East, passing a common corner to said Harris and said Huffman, in all 1612.16 feet to the point of beginning, containing 18.01 acres, more or less, and being the northeasterly portion of land conveyed to Melvin B. Sykes and wife, Pamela D. Sykes, by Melvin Sykes and wife, Opal Sykes, in Deed Book 267, page 39, RODCT.