Box 1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 2003

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$241,193.92**

Angela M. Lake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH DAY OF JANUARY, 2000.**

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 1404 Hazelwood Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy K. Timmons	OWNER	**183-83**
(NAME)	(NAME)	
311 Battle Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Holigan Family Investments, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Troy K. Timmons and wife Sarah C. Timmons**, 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 lying in the 5th Civil District of Davidson County, Tennessee, according to a survey by Steve Sanders License No. 1585, 217 Wheeler Avenue, Nashville, Tennessee, 37211 dated April 12, 1993 and being more particularly described as follows:

Tract 1:
Beginning at an iron pin in the easterly margin of Battle Road, said pin being the southwest corner of the aforementioned Tract 14; thence with the easterly margin of Battle Road, North 06 01' 15" East 199.63 feet to an old iron pin, said pin being the northwest corner of the aforementioned Tract 14; thence leaving the margin of Battle Road, and with the northerly line of the said Tract 14, South 83 degrees 41' 13" East 1,188.18 feet, to a new iron pin in the westerly margin of New Burkett Road; thence with the westerly margin of the new Burkett Road, South 15 degrees 32' 46" West 202.32 feet, to a new iron pin in the southerly line of the said Tract 14 thence, leaving the margin of said road, with the southerly line of said Tract 14, South 83 degrees 41' 01" East 1,154.6 feet to the point of beginning.

Included in this description but excluded in this conveyance is the following tract of land conveyed to the Metropolitan Government of Davidson County, Tennessee, recorded in Book 7702, Page 456, Register's Office for Davidson County, Tennessee more particularly described as follows:

Beginning at a point of intersection of the proposed west margin of relocated Burkett Road and the north boundary of the Sherman W. Stoker property, said point being 60 feet left of the centerline station 256+35.73; thence North 15 degrees 32' 46" East 202.36 feet to a point in the south boundary of the Thomas Loyd Burton, etux, property; thence south 83 degrees 40' 03" East 140 feet more or less along said boundary line to a point in the proposed east margin of relocated Burkett Road; thence South 17 degrees 42' 26" West 203.756 feet to a point in the north margin of the Sherman W. Stoker property; thence North 83 degrees 40' 03" West 132 feet more or less along said property line to the point of beginning containing 0.637 acres

Being part of the same property conveyed to Holigan Family Investments by deed of record in Book 11532, Page 176, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record

Instr:200001210007399 Page: 1 OF 2
REC'D FOR REC 01/21/2000 3:33:49PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $892.42

unimproved
This is improved X property, known as **6160 Battle Road, Antioch, TN 37013**
(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 **our hands** this **18th day of January, 2000**.

Holigan Family Investments, Inc.

By: _____
Scott C. Smith, President

State of Tennessee County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott C. Smith, with whom I am personally acquainted (or proved to me on the basis of satsifactory evidence), and who, upon oath, acknowledged himself/herself to be the President, of the Holigan Family Investments, Inc., a corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President. Witness my hand and official seal at Smyrna, Tennessee, this 18th day of January, 2000.

Commission expires: _____ notary public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

My Commission Expires 2003