FORM NO. WD-1

47

Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Richard M Pauls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY 20 00

Notary Public

MY COMMISSION EXPIRES 10-25-03

NOTARY PUBLIC (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD M. PAULS et ux (NAME)	SOUTHTRUST MORTGAGE CORP. (NAME)	4-157
5070 Cougar Cove Road (STREET ADDRESS OR ROUTE NUMBER)	210 Wildwood Parkway (STREET ADDRESS)	14D 52336
Joelton, TN 37080 (CITY) (STATE) (P.O. ZIP)	Birmingham, Alabama 35209 (CITY) (STATE) (ZIP)	

FOR AND IN 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 MARTIN T. BURNS, Unmarried, JUDY A. BURNS BARRERA and husband, DAVID LAROY BARRERA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD M. PAULS and wife, KAREN M. PAULS

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:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Martin T. Burns and wife, Judy A. Burns by deed from Jeffrey M. Porter and wife, Barbara S. Porter of record in Book 11067, Page 58, Register's Office for Davidson County, Tennessee. The said Martin T. Burns and Judy A. Burns having since divorced and Judy A. Burns has since married David LaRoy Barrera who joins in the conveyance of said property.

Instr:200005300053414 Page: 1 OF 4
REC'D FOR REC 05/30/2000 3:19:46PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $573.50

This is unimproved ( ) improved (X) property, known as 5070 Cougar Cove Road, Joelton, Tennessee 37080
(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 hand s this 24th day of May, 20 00

MARTIN T. BURNS JUDY A. BURNS BARRERA DAVID LAROY BARRERA

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARTIN T. BURNS, Unmarried and JUDY A. BURNS BARRERA and husband, DAVID LAROY BARRERA

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of MAY, 2000.

Commission Expires 9/28/2002 Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 20____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

E X H I B I T " A "

To find the point of beginning, start at a concrete monument at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the easterly boundary line of Hargrove Subdivision, a plat of which is of record in Plat Book 6050, page 317, in the Register's Office for Davidson County, Tennessee, said monument being westerly approximately 1426 feet along said right-of-way from its intersection with Whites Creek Pike; thence, leaving said right-of-way with said easterly boundary line, South 0 degrees 44' 00" West 572.24 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet; thence, with said curve and the easterly boundary line of property owned by Donald Dickerson of record in Deed Book 7271, page 681, Register's Office for Davidson County, Tennessee, an arc distance of 254.90 feet, then severing the property of James I. Caldwell, III and David R. Wade, III of record in Deed Book 7473, page 663, Register's Office for Davidson County, Tennessee, an arc distance of 95.40 feet for a total arc distance of 350.30 feet to the point of tangency; thence, continuing to sever said Caldwell and Wade property, South 27 degrees 33' 00" West 382.81 feet to the beginning of a curve concave to the Northwest and having a radius of 258.552 feet; thence, continuing to sever said Caldwell and Wade property with said curve, an arc distance of 175.32 feet to the point of tangency; thence, continuing to sever said Caldwell and Wade property, South 66 degrees 24' 20" West 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet; thence, continuing to sever said Caldwell and Wade property with said curve, an arc distance of 146.48 feet to an iron pin the POINT OF BEGINNING; thence, severing said Caldwell and Wade property with a turn-in curve to a cul-de-sac turn around curve concave to the Northwest and having a radius of 50.00 feet, southwesterly an arc distance of 36.14 feet to the beginning of said cul-de-sac turn around curve concave to the Northeast and having a radius of 50.00 feet; thence, continuing to sever said Caldwell and Wade property with said curve, southerly an arc distance of 150.07 feet to an iron pin; thence, continuing to sever said Caldwell and Wade property, South 11 degrees 12' 20" East 582.43 feet to the center of a creek; thence, with said creek and the northerly boundary line of property owned by Vernon L. Lain, of record in Deed Book 5098, page 435, Register's Office for Davidson County, Tennessee, as follows: South 17 degrees 27' 00" West 42.66 feet South 72 degrees 32' 00" West 113.36 feet South 58 degrees 21' 00" West 197.31 feet; thence, leaving said creek with the easterly boundary line of property owned by Lloyd T. Owen et ux, of record in Deed Book 6620, page 812, Register's Office for Davidson County, Tennessee, North 6 degrees 56' 20" West 885.43 feet (passing through a witness iron pin on the bank of said creek at 50.00 feet) to an iron pin; thence, again severing said Caldwell and Wade property, as follows: North 77 degrees 32' 40" East 194.85 feet to an iron pin, South 60 degrees 39' 20" East 106.99 feet to the BEGINNING containing 5.29 acres, more or less.

The above described tract is benefited by a 50 foot wide easement for the purpose of ingress and egress between said tract and Coopertown Road and being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842, page 844, in the Register's Office of Davidson County, Tennessee, said pin being westerly approximately 1375 feet along said right-of-way from its intersection with Whites Creek Pike; thence, leaving said right-of-way with said westerly boundary line, South 0 degrees 44' 00" West 780.29 feet to an iron pin at said Sloan's southwest corner; thence, severing the property of James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, page 633, Register's Office for Davidson County, Tennessee as follows: North 89 degrees 39' 40" West 13.24 feet, South 27 degrees 33' 00" West 543.79 feet the beginning of a curve concave to the Northwest and having a radius of 308.52 feet; thence with said curve, an arc distance of 209.23 feet through a central angle of 38 degrees 51' 20" to the point of tangency, South 66 degrees 24' 20" West 110.59 feet to the beginning of a curve concave to the southeast and having a radius of 176.45 feet; thence, with said curve, an arc distance of 114.13 feet through a central angle of 37 degrees 3' 40" to the beginning of a turn-in curve to a cul-de-sac concave to the East and having a radius of 50.00 feet; thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 degrees 24' 40" to the beginning of cul-de-sac turn around curve concave to the North and having a radius of 50.00 feet; thence, with said turn-around curve, an arc distance of 229.35 feet to the beginning of a turn-in curve leaving said cul-de-sac concave to the Northwest and haivng a radius of 50.00 feet; thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 degrees 24' 40" to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet; thence, with said curve, an arc distance of 146.48 feet through a central angle of 37 degrees 3' 40" to the point of tangency, North 66 degrees 24' 20" East 110.59

feet to the beginning of a curve concave to the Northwest and having a radius of 258.52 feet; thence with said curve, an arc distance of 175.32 feet through a central angle of 38 degrees 51' 20" to the point of tangency, North 27 degrees 33' 00" East 382.81 feet ot the beginning of a curve concave to the West and having a radius of 748.48 feet; thence, continuing to sever said Caldwell and Wade property with said curve and continuing with the Easterly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271, page 681, Register's Office for Davidson County, Tennessee, an arc distance of 350.30 feet through a central angle of 26 degrees 49' 00" to an iron pin at the point of tangency; thence, with the easterly boundary line of Hargrove Subdivision, of record in Plat Book 6050, page 317, Register's Office for Davidson County, Tennessee, North 0 degrees 44' 00" East 572.24 feet to a concrete monument in said southerly right-of-way of Coopertown Road; thence, with said right-of-way, South 79 degrees 44' 00" East 50.70 feet to the BEGINNING.