WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Mark C. Waller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/27/00 14:36 3pgs
Fees:15.00 Taxes:1017.50

G-5661-E 20001227-0126299

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark C. Waller (NAME)	Coldwell Banker Mortgage (NAME)	MAP 7
1645 Springfield Hwy (ADDRESS)	3000 Leadenhall Road (ADDRESS)	PARCEL 184
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	10D52439

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, Sarah E. Cathey and Kimberly Liles Hankins and Darin Ray Liles The Only Heirs-At-Law of Bobby R. Liles, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark C. Waller, a married person and Linde S. Waller, a married person Husband and wife

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:

Being a tract or parcel of land situated in the 10th Civil District of Davidson County, Tennessee and is more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., dated July 28, 1993, as follows:

Beginning at a concrete monument, said monument being in the northerly margin of Highway 41 and the easterly margin of Baker Station Road; thence North 14 degrees 39 minutes 27 seconds West 18.54 feet to the actual point of beginning for this herein described tract; thence continuing with said margin, North 14 degrees 39 minutes 27 seconds West 63.46 feet to an iron rod; thence leaving said margin, north 37 degrees 20 minutes 09 seconds East 320.38 feet to an iron rod at a cedar tree; thence North 76 degrees 19 minutes 23 seconds East 262.64 feet to an iron rod at a culvert; thence North 88 degrees 15 minutes 59 seconds East 173.21 feet to an iron rod; thence South 78 degrees 34 minutes 49 seconds East 179.76 feet to an iron rod; thence South 65 degrees 56 minutes 44 seconds East 88.41 feet to an iron rod; thence South 08 degrees 24 minutes 03 seconds West 429.98 feet to an iron rod at a white oak tree; thence South 87 degrees 24 minutes 48 seconds West 237.11 feet to an iron rod at elm tree; thence, South 27 degrees 48 minutes 26 seconds West 193.77 feet to an iron rod at an elm tree; thence North 28 degrees 11 minutes 50 seconds West 291.52 feet to an iron rod; thence South 76 degrees 19 minutes 23 seconds West 131.07 feet to an iron rod; thence South 37 degrees 20 minutes 09 seconds West 343.47 feet to the point of beginning, containing 217,800 feet or 5.0 acres, more or less.

Grantors do hereby RETAIN, for the benefit of themselves and others, their successors, heirs and assigns, a 50-foot Access Easement through, over, and upon the above described property for the purpose of ingress, egress and regress to property owned by the Grantors and others, being more particularly

CONTINUED

unimproved ( )
This is improved (X) property, known as 1645 Springfield Hwy, Goodlettsville, TN 37072
(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 20th day of December 2000

Sarah E. Cathey

Darin Ray Liles

Kimberly Liles Hankins

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

described as follows:

Beginning at a point in the easterly right-of-way line of Highway 41, the most southwest corner of Tract 3, and being located along the margin of said highway from a concrete highway monument, corner to B. B. Adamson (Deed Book 2044, page 251) as follows: S 04 deg. 56' 47" W, 30.60 feet to a concrete highway monument; thence S 14 deg. 39' 27" E, 83.32 feet to said beginning point; thence, from said beginning point and leaving said highway, N 37 deg. 11' 54" E, 321.29 feet to an iron pin; thence N 76 deg. 19' 43" E, 262.72 feet to an iron pin; thence N 88 deg. 15' 53" E, 173.34 feet to an iron pin; thence N 78 deg. 32' 09" E, passing an iron pin, a common corner to Tracts 3 and 4, at 119.69 feet, and in all a total of 179.69 feet to an iron pin; thence S 65 deg. 58' 19" E, 88.45 feet to an iron pin; thence S 08 deg. 23' 16" W 51.92 feet to a point; thence N 65 deg. 58' 19" W 96.94 feet to a point; thence N 78 deg. 32' 09" W, 168.40 feet to a point; thence S 88 deg. 15' 53" W, 162.33 feet to a point; thence S 76 deg. 17' 17" W 107.59 feet to an iron pin; thence S 76 deg. 19' 23" W, 131.07 feet to an iron pin; thence S 37 deg. 20' 13" W 343.49 feet to a point in the right of way line of said Highway 41; thence with said Highway, N 14 deg. 39' 27" W, 63.46 feet to the beginning.

Being the same property conveyed to Bobby R. Liles and Sarah E. Cathey by deed from Thomas L. Cunningham, IV and Patricia Cunningham and husband, Thomas L. Cunningham, III, of record in Book 10010, page 310, Register's Office for Davidson County, Tennessee. The said Bobby R. Liles having since died testate, and pursuant to the Last Will and Testament of Bobby R. Liles being No. 99P-354, in the Seventh Circuit Court for Davidson County, Tennessee, subject property was devised to Kimberly Liles (Hankins), and Darin Ray Liles.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah E. Cathey and Kimberly Liles Hankins and Darin Ray Liles

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 Goodlettsville, Tennessee, this 20th day of December, 2000

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public