PICK-UP

Davidson County DEEDWARR
Recvd: 01/26/01 12:16 5pgs
Fees:23.00 Taxes:1642.80
20010126-0007977

THIS INSTRUMENT WAS PREPARED BY:
A. Harrison Johnson, Jr., Attorney
213 Fifth Avenue, North
Nashville, TN 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Cheryl Harris, Trustee % O'Neil/Hagaman & Co. and 1025 16th Ave., So., Suite 202 Nashville, TN 37212	Same	Map 33, Parcels 1, 150 & 169

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is **$444,000.00.**

Cheryl Harris
Affiant

Subscribed and sworn to before me this 26th day of January, 2001.

Jodie B Farris
NOTARY PUBLIC

My Commission Expires: July 28, 2001

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, cash in hand paid by the Grantee herein, receipt whereof is hereby acknowledged, I, **Jack R. Thomas, a single man** (the "Grantor" herein), have this day bargained and sold, and I do hereby transfer and convey unto Cheryl Harris, Trustee, (with full power to bargain, sell, transfer, assign and convey) (the "Grantee" herein) and to her successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Council District of Metropolitan Nashville and Davidson County, Tennessee, fronting on and being north of Campbell Road, and being the westerly part of Lot 4, and part of Lot 3, on the plat of the partition of the Cole Lands of record in Book 58, page 547 (dated October 24, 1877), and also of record in Plan Book 1, page 100, (also dated October 24, 1877) Davidson County Chancery Court, and being more particularly described according to a survey dated January 21, 2001, by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177 (the "Survey"), as follows:

Legal Description

Land lying in the 10th Council District of Metropolitan Nashville and Davidson County, Tennessee, fronting on, and being north of, Campbell Road, and being the westerly part of Lot 4, and part of Lot 3, on the plat of the partition of the Cole Lands of record in Book 58, page 547, (dated October 24, 1877) Register's Office for Davidson County, Tennessee, and also of record in Plan Book 1, page 100, (also dated October 24, 1877) Chancery Court, and being further described according to a survey, dated January 19, 2001, by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, as follows:

Beginning at an iron pin in the north margin of Campbell Road (50 ft. wide), being the southwest corner of Lot No. 4 on the above referenced plat of the Cole Lands, and also being the southeast corner of the property conveyed to Jay W. Shim, and wife, Ursurla Shim, of record in Book 9522, page 436, Register's Office for Davidson County, Tennessee; thence with Shim's east boundary line North 0 degrees 48 minutes 25 seconds East 490.24 feet to an iron pin being Shim's northeast corner and also being the southeast corner of the property conveyed to Phoenix of Hendersonville, Inc. of record in Book 5901, page 441, R.O.D.C., Tenn: thence with Phoenix of Hendersonville, Inc.'s east boundary boundary line N 0 deg 48 min 25 sec E 439.26 feet to an iron pin; thence N 16 deg 53 min 25 sec E 286.83 feet to an iron pin being the easterly corner of Phoenix of Hendersonville, Inc. and also being a southeasterly corner of the property conveyed to Sue Harris, Trustee, of record in Book 9012, page 508, R.O.D.C., Tenn; thence with Harris's east line N 16 deg 53 min 25 sec E 895.26 feet to an iron pin in said Harris's east boundary line and also being the southwest corner of the property conveyed to Cheryl Harris, Trustee, of record in Book 9631, page 873, R.O.D.C., Tenn; thence S 86 deg 53 min 45 sec E 507.45 feet to an iron pin being the southeast corner of said Cheryl Harris, Trustee, and said iron pin being in the east boundary line of I. Cunningham Richard's property of record in Book 943, page 182, R.O.D.C., Tenn.; thence with Richard's west boundary line S 0 deg 10 min 12 sec E 323.38 feet to an iron pin being the northwest corner of Lot No. 1 on the plan of the Richard Fulton Subdivision of record in Plat Book 4350, page 6, R.O.D.C., Tenn; thence with the west boundary line of said Lot No. 1 S 2 deg 26 min 21 sec E 396.70 feet to an iron pin; thence continuing with the boundary of said Lot No. 1 of the Fulton Subdivision N 86 deg 52 min 43 sec E 314.57 feet to an iron pin being an interior

Legal Description

corner of said Lot No. 1; thence with the west boundary line of said Lot No. 1 S 0 deg 08 min 40 sec W 637.53 feet to an iron pin being the northeast corner of the property conveyed to Robert R. Williams, Jr. etux, of record in Book 5074, page 505, R.O.D.C., Tenn.; thence with Williams' north boundary line N 76 deg 35 min 20 sec W 329.08 feet to an iron pin; thence S 29 deg 31 min 00 sec W 102.93 feet to an iron pin; thence N 75 deg 05 min 28 sec W 128.25 feet to an iron pin being said Williams' northwest corner; thence with Williams' west boundary line and then with the west boundary line of the property conveyed to Charles D. Miller, et ux, by deeds of record in Book 5074, page 505, and Book 4701, page 220, R.O.D.C., Tenn. S 0 deg 23 min 23 sec E 388.20 feet to an iron pin; thence S 2 deg 52 min 16 sec E 217.99 feet; thence S 6 deg 19 min 56 sec W 125.81 feet to an iron pin in the north margin of Campbell Road, and being said Miller's southwest corner; thence with the margin of Campbell Road N 88 deg 30 min 00 sec W 184.00 feet to an iron pin being the southeast corner of the property conveyed to Michael Alan Cantrell, et ux, of record in Book 8297, page 185, R.O.D.C., Tenn,; thence with Cantrell's east boundary line N 0 deg 02 min 00 sec E 217.50 feet to an iron pipe; thence with Cantrell's north boundary line N 88 deg 30 min 00 sec W 100.00 feet to an iron pipe; thence with Cantrell's west boundary line S 0 deg 02 min 00 sec W 217.50 feet to an iron pin in the north margin of Campbell Road; thence with said margin of Campbell Road N 88 deg 30 min 00 sec W 414.75 feet to the point of beginning, and containing 37.378 acres, more or less.

Being the total of the same six tracts of land conveyed to Jack R. Thomas as follows:

A 0.86 acre, more or less, strip of land conveyed to Jack R. Thomas by Judgment of Chancery Court case No. 00-2923-III,

Three tracts conveyed to Jack R. Thomas by deed from Ralph E. Turner and wife, Anita S. Turner, and Jim Throckmorton and wife, Brenda Throckmorton of record in Book 4906, page 340;

A tract containing seven acres, more or less, conveyed to Jack R. Thomas by deed from Homer R. Ayers, Substitute Trustee, of record in Book 4977, page 729;

A tract containing 15.94 acres, more or less, conveyed to Jack Thomas by deed from J. Franklin Stone of record in Book 5693, page 858;

And by Quitclaim Deed to Jack R. Thomas from Mary Lynette Smith Henderson Thomas of record in Book 9096, page 585,

Together with all water, mineral and timber rights, easements, appurtenances, hereditaments, and all other rights and privileges appertaining thereto (the "Property" herein).

This is [] unimproved [x] improved property known as **1302 Campbell Road**, Goodlettsville, TN 37072.

The legal description and the state of title of the Property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

TO HAVE AND TO HOLD said Property and real estate, with all the easements, hereditaments, appurtenances, estate, title and interest thereunto belonging to the said Cheryl Harris, Trustee, with full power, her successors and assigns forever, and I do covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. Subject, however, to:

1. The year 2001 ad valorem real estate taxes, which have been prorated and assumed by the Grantee.

2. Matters and encroachments shown on the said Survey.

And, I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Cheryl Harris, Trustee, with full power, and to her successors and assigns, against the lawful claims of all persons.

Witness my signature this the 26th day of January, 2001.

Jack R. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jack R. Thomas**, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of January, 2001.

Jodie B Farris
NOTARY PUBLIC

My Commission Expires: July 28, 2001

