Davidson County DEEDWARR
Recvd: 08/15/01 09:24 2pgs
Fees:13.00 Taxes:7886.55
20010815-0087973

TAX IDENTIFICATION: MAP 173, PARCEL 75

SEND TAX BILLS TO

Owner

NAME AND ADDRESS OF NEW OWNERS

Hurley-Y
3180 Old Franklin Road
Antioch, TN 37013

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

Prepared from Information
Furnished By the Parties By:
SMITH & SELLERS, Attorneys at Law
Murfreesboro, Tennessee (sm)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged; WE, the undersigned, **WILLIAM K. EDWARDS and wife, KATIE EDWARDS**, have this day bargained and sold and do by these presents hereby transfer and convey unto **HURLEY-Y, a Tennessee General Partnership composed of Paul E. Johnson, Jeffrey P. Johnson, Buford W. Carter and wife, Stacy J. Carter, Lori J. Kelley and Yazdian Construction, a Tennessee General Partnership composed of Fred Yazdian, Sam Yazdian and Abe Yazdian**, its successors and assigns forever, that certain parcel of real estate situated in the 5th Civil District of Davidson County, Tennessee, and being further described as follows, to-wit:

Being a part of Lot 11 in Marsh Polk's Subdivision of the Patterson Lands, of record in Book 421, page 146, said Register's Office and described as follows:

Beginning at a point in the centerline of Nolensville Pike, which point is 1047.25 feet, more or less, southeast from the NW corner of said Lot No. 11, being the north line of a 50-foot right of way of roadway herein being created; thence N 71-1/2° E, 50 poles to a point; thence N 19° 48' W, 494.5 feet to a point in the north line of said tract of land, which point is 1378 feet more or less, east of the center line of the Nolensville Pike, and continuing thence with the north line of Tract 11 as follows: S 87° E, 1306.6 feet, N 3° E, 71.6 poles, S 87° E, 61.7 poles, S 3° W, 67 poles, S 86-1/2° E, 67-1/4 poles to a stake at the corner of Tract 11 and 13; thence with the westerly line of Tract 13, S 3° W, 68-1/2 poles to an iron pin at the common corner of Tracts 11, 12, 13 and 14; thence with the south line of Tract 11, N 71-1/2° W, 60 poles to a stake in a corner of the old wall; thence N 86-1/4° W, 25-1/2 poles to a large black oak, the NW corner of Tract 12; thence N 88° W, 100 poles to a stake; thence N 21° W, 16-3/4 poles to the corner of a stone wall; thence S 71-1/2° W, 50 poles to the center of the Nolensville Pike, thence with the center of said Pike N 44° W, 50 feet to the point of beginning and includes a tract 87.06 acres, more or less, together with a roadway of 50 feet wide from westerly line of said Tracts, to the center line of the Nolensville Pike, which said roadway runs along south line of the church property.

Being the same property in which William Roy Edwards and wife, Annie Clare Edwards conveyed a one-half undivided interest to William K. Edwards and wife, Katie Edwards by deed appearing of record in Book 3534, page 37, of the Register's Office of Davidson County, Tennessee, and further being the same property in which a one-half undivided interest was conveyed to William K. Edwards et ux by Annie Clare Edwards, widow of William Roy Edwards appearing of record in Record Book 7038, page 194, of said Register's Office.

This conveyance is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property, and to the zoning regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantee, its successors and assigns, forever.

The undersigned covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered except by lien of the 2001 property taxes, which taxes are being prorated between the parties hereto, the grantors paying to the grantee our proportionate share and the grantee assuming payment thereof.

The undersigned further covenant and bind ourselves, our heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 13 day of August, 2001.

Wm K. Edwards
WILLIAM K. EDWARDS

Katie Edwards
KATIE EDWARDS

SUSANNE E. MARLOWE Notary At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named WILLIAM K. EDWARDS and KATIE EDWARDS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this the 13 day of August, 2001.

Susanne E Marlowe
Notary Public

My commission expires: 10-19-04

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,131,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Paul E Johnson G.P.
Affiant

SUSANNE E. MARLOWE Notary At Large RUTHERFORD COUNTY, TN

SWORN to and subscribed before me this the 13 day of August, 2001.

Susanne E Marlowe
Notary Public

My commission expires: 10-19-04