WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/01 11:04 2pgs
Fees:13.00 Taxes:610.50

20010815-0088147

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th Day of August, 2001.

Notary Public

MY COMMISSION EXPIRES: 1-20-2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 1535 W. Northfield Blvd., Suite 16 Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cane Ridge Farms, LLC	Cane Ridge Farms, LLC	174-151
(NAME) Tract 1, Cane Ridge Road-9.402 acres	(NAME) 1410 Kensington Square Court #102	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Paul D. Wingler**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Cane Ridge Farms, LLC** herereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Property lying in southeastern Davidson County on the west side of Cane Ridge Road, and being approximately 1.1 miles north from the intersection of Old Hickory Blvd. and Cane Ridge Road, bounded on the south by Rebound Care Corp. Property of record in Deed Book 8125, page 124 and by the remaining property of the Sally Wingler heirs, of record in Deed Book 2650, page 451; on the west by said Sally Wingler heirs property and by property belonging to Cane Ridge Farms, LLC of record in Deed Book 11431, page 163; on the north by property belonging to Patricia Jackson of record in Deed Book 10374, page 450 and by property belonging to Louis Wheatley of record in Deed Book 1978, page 623; and on the east by Cane Ridge Road and more specifically described as follows:

Beginning on an iron pin on the west margin of Cane Ridge Road and located approximately 1.2 miles north of the intersection of Cane Ridge Road and Old Hickory Blvd., being the northeast corner of tract #2 of this survey and the southeast corner of tract #1 of this survey, the herein described tract; thence leaving the margin of said road with the north line of tract #2 of this survey, N 66 deg. 27' 38" W, 237.34' to an iron pin; thence N 69 deg. 40' 34" W, 510.96' to an iron pin; thence N 84 deg. 29' 37" W, 762.59' to an iron pin on the northeast side of a 24" cedar near the south bank of Turkey Creek; thence N 14 deg. 43' 58" E, 196.64' to a 20" cedar in the fence; thence, N 17 deg. 04' 46" E, 28.48' to an iron pin in the fence by a steel fence post, the northwest corner of the herein described tract and the southwest corner of Jackson; thence S 84 deg. 38' 04" E, 181.00' to an iron pin, Jackson's southeast corner and Wheatley's southwest corner; thence S 85 deg. 52' 16" E, 1191.95' to an iron pin on the west margin of Cane Ridge Road, Wheatley's southeast corner and the northeast corner of the herein described tract; thence with the margin of said road around a curve to the right, having a radius of 398.40', an arc distance of 244.99', and having a chord bearing of S 11 deg. 58' 13" E and a chord distance of 241.15' to an iron pin; thence continuing with the margin of said road S 05 deg. 30' 45" W, 225.23' to an iron pin, the point of beginning, and containing 9.402 acres, more or less, according to survey by Galyon W. Northcutt, RLS #1529, dated April 5, 2000 and revised June 27, 2001.

Grantor also grants herein an easement to Grantee for use of a water line from Grantor's adjoining tract for a term of one year from date hereof.

Being a portion of the same property conveyed to Paul D. Wingler by Quitclaim Deed of record in Book 9639, page 570, Register's Office of Davidson County, Tennessee.

Subject to transmission line easement in Book 4424, page 973; right of way to Cane Ridge Road; of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as Tract 1, Cane Ridge Road-9.402 acres 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 GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 my/our hand(s) this 9th Day of August, 2001.

Paul D. Wingler

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Paul D. Wingler, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th Day of August, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-20-2002