RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of August, 2001, by and between YVONNE RANDALL SEARS, UNMARRIED, DOUGLAS WAYNE RANDALL, UNMARRIED, JAMES WOODROW RANDALL, MARRIED, LINDA RANDALL ADDISON, UNMARRIED, AND LaTISHA RANDALL ORANGE, MARRIED, BEING ALL OF THE HEIRS OF LILA MAI RANDALL, DECEASED, hereinafter called Grantor, and JAMES WOODROW RANDALL and SHEILA RANDALL, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, YVONNE RANDALL SEARS, UNMARRIED, DOUGLAS WAYNE RANDALL, UNMARRIED, JAMES WOODROW RANDALL, MARRIED, LINDA RANDALL ADDISON, UNMARRIED, AND LaTISHA RANDALL ORANGE, MARRIED, Grantor, does hereby bargain, sell, transfer and convey unto JAMES WOODROW RANDALL and SHEILA RANDALL, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3741 OLD CLARKSVILLE HIGHWAY, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Sheila RANDALL, wife of James Woodrow Randall, and Joel Orange, husband of LaTisha Randall Orange, joins in the herein Deed for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

It is hereby agreed and understood by Grantees that there is a septic overflow located on the property adjacent to the herein described property, which adjacent property is known as 3745 Old Clarksville Highway, Joelton, Tn, owned by Douglas Wayne Randall, which has heretofore been used for the benefit of the basement of the herein described property and said adjacent property. Grantees hereby agree that said septic overflow from the date of the herein deed is only to be used
and is for the sole use and benefit of the owners of the said adjacent property owned by Douglas Wayne Randall.

It is also hereby agreed and understood by both Grantors and Grantees that the joint driveway which is located on the property line between adjacent property of Douglas Wayne Randall as referenced above and the herein described property (which driveway encompasses a portion of each property) shall be considered a joint driveway for the use and benefit of the owners of the herein described property, their successors, heirs and assigns, and the owner of said adjacent property, his successors, heirs and assigns. Said easement shall run with the land and be binding upon both the owners of the herein described property, their successors, heirs and assigns, and the owner of the said adjacent property, his successors, heirs and assigns. Repair and maintenance of said joint driveway shall be shared equally between the owners of said two properties, their successors, heirs and assigns.

WITNESS the hand and seal of Grantor on the day and year first above written.

Yvonne Randall Sears
Yvonne Randall Sears

Davidson County DEEDWARR
Recvd: 09/04/01 15:59 5pgs
Fees:28.00 Taxes:185.00
20010904-0095531

Signature of Seller

Douglas Wayne Randall

Douglas Wayne Randall
Signature of Seller

James Woodrow Randall

James Woodrow Randall
Signature of Seller

Sheila Randall

Sheila Randall, his wife

Linda Randall Addison

Linda Randall Addison
Signature of Seller

LaTisha Randall Orange

LaTisha Randall Orange
Signature of Seller

Joel D. Orange

Joel Orange, her husband

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Yvonne Randall Sears, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 22 day of August, ~~199~~ 2001.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Douglas Wayne Randall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 22 day of August, ~~199~~ 2001.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, James Woodrow Randall + wife Sheila Randall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office ~~in~~ **DAVIDSON** County, this 22 day of August, ~~199~~ 2001.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Linda Randall Addison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 22 day of August, ~~199~~ 2004.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, LATISHA RANDALL ORANGE, A MARRIED WOMAN, and JOEL ORANGE, HER HUSBAND, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **22nd** day of August, 2001.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

JAMES WOODROW RANDALL and SHEILA RANDALL, HUSBAND AND WIFE

Property Address:

3741 OLD CLARKSVILLE HIGHWAY
JOELTON, TN 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 21, PARCEL 34

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$50,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Linda Watson
Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **August, 2001.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

A tract of land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 2 as shown on survey of the Division of George E. Anderson's Farm made by Stephen A. Draper, September 22, 1959, described as follows:

Beginning in the center of Old Clarksville Pike at a point north 76 deg. west 1,000 feet from the intersection of the center line of Old Clarksville Pike and the center lien of Eaton's Creek Road; thence south 4 deg. west 1,043 feet; thence north 81 deg. west 405 feet; thence north 2 deg. 15' east 1,091 feet to the center of Old Clarksville Pike; thence with the center line of the same south 77 deg. 10' east 443.4 feet to the beginning, containing 10 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE is that certain tract of land conveyed to Jimmy Randall and wife, Sylvia Randall, of record in Book 5352, page 916, said Register's Office, and subsequently to James W. Randall and wife, Sheila R. Randall, of record in Book 7433, page 458, said Register's Office, described as follows:

LAND in the 2nd Civil District of Davidson County, Tennessee, more particularly described as follows:

Lot 1 according to an unrecorded plat prepared by Donald R. Carver, Surveyor, dated April 4, 1978.

BEGINNING at a point in the southerly margin of Old Clarksville Pike, said point being the northeasterly front corner of land owned by Woodlawn Memorial Park; thence with the said margin of said pike south 77 degrees 10' 00" East 125 feet to a point, said point being the northwesterly front corner of Lot No. 2 as shown on said plat; thence leaving Old Clarksville Pike and with the westerly line of said Lot No. 2 South 01 degrees 55' 10" West 1,112.12 feet to a point, the southwesterly rear corner of Lot No. 2, thence North 81 degrees 00' 00" West 118.92 feet to a point in the easterly line of said Woodlawn Memorial Park Lands to a point in the easterly line of said Woodlawn Memorial Park Lands North 01 degrees 28' 10" East 1,121.50 feet to the point of beginning, containing 2.9987 acres, more or less.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE is that certain tract of land conveyed to W.W. Randall and wife, Lila Mai Randall. by Deed of record in Book 4648, page 22, said Register's Office, described as follows:

Being part of a tract of land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 2 as shown on survey of the Division of George E. Anderson's Farm made by Stephen A. Draper, September 22, 1959, described as follows:

Beginning in the center of Old Clarksville Pike at a point north 76 deg. west 1,168 feet from the intersection of the center line of Old Clarksville Pike and the center line of Eaton's Creek Road; thence south 4 deg. west 1,058 feet; thence north 81 deg. west 237 feet; thence north 2 deg. 15' east 1,091 feet to the center of Old Clarksville Pike; thence with the center line of the same south 77 deg. 10' east 275.4 feet to the beginning, containing _____ acres more or less.

Being a portion of the same property conveyed to W.W. RANDALL AND WIFE, LILA MAI RANDALL, by Deed from Clive Anderson, of record in Book 3174, page 445, Register's Office for DAVIDSON County, Tennessee. The said W.W. Randall having since died, the property vested by operation of law in his surviving spouse, Lila Mai Randall. Lila Mai Randall died on March 7, 2001, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 01P-947, and filed in Will Book No. Book 1949 page 357234, the property was devised and bequeathed unto Yvonne Sears Randall, a/k/a Yvonne Randall Sears, Douglas Wayne Randall, James Woodrow Randall, Linda Addison Randall, a/k/a Linda Randall Addison, and LaTisha Randall Orange, who is now 28 years of age, all being the Grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 21, PARCEL 34).

2. Unrecorded easements for roads and utilities, if any.

3. Right of way easement 40-foot in width across property with rights of ingress and egress and rights to alter, replace and/or remove a popee line for natural gass and by-products to Tennessee Natural Gas Lines, Inc., of record in Book 1333, page 221, said Register's Office.

4. Right of way for Old Clarksville Pike.