This Instrument was Prepared by and
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Davidson County DEEDWARR
Recvd: 11/06/01 13:54 3pgs
Fees:18.00 Taxes:59.20
20011106-0121876

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Zero and 00/100 Dollars ($00.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **C.E. Howse, Sr.** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **Teresa Lyons-Oten** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

See Exhibit "A" (Attached)

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of November, 2001.

C.E. Howse, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **C.E. Howse, Sr.** the within named bargainors, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed on behalf the foregoing instrument and acknowledged that the executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 1st day of November , 2001.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $16,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

David G Nichols
Affiant

Subscribed and sworn to before me this 1st day of November, 2001.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE

MAP AND PARCEL NUMBERS: 50-104.00

ADDRESS NEW OWNER:
3575 Trail Hollow Lane
Whites Creek, TN 37189

SEND TAX BILLS TO:
Same

File 2-010871

EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983, prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:

Beginning at a point in the center of a 50-foot access road at the northwest corner of C.A. Wheeler, Jr., as shown on Tax Map 50, Parcel 100 and proceeding as follows: with the center of a 50 foot private drive N 15 degrees 24 minutes 39 seconds W 49.32 feet; thence, with a 350 foot radius curve to the right 151.34 feet, said curve has a chord bearing and distance of N 3 degrees 01 minutes 24 seconds W 150.17 feet; thence, N 9 degrees 19 minutes 29 seconds E 122.11 feet; thence, with a 175.00 foot radius curve to the left 140.79 feet, said curve has a chord bearing and distance of N 13 degrees 40 minutes 58 seconds W 137.02 feet; thence, N 36 degrees 43 minutes 49 seconds W 114.44 feet; thence, with a 913.08 foot radius curve to the left 199.21 feet, said curve has a chord bearing and distance of N 42 degrees 58 minutes 49 seconds W 198.81 feet; thence N 49 degrees 13 minutes 50 seconds W 112.72 feet; thence, with a 1000.00 foot radius curve to the right 259.70 feet, said curve has a chord bearing and distance of N 41 degrees 47 minutes 26 seconds W 258.97 feet; thence leaving said centerline N 64 degrees 16 minutes 53 seconds E 551.67 feet to an iron pin on the westerly right of way line of I-24; thence, with said line S 19 degrees 38 minutes 27 seconds E 780.00 feet to a concrete monument; thence, S 10 degrees 26 minutes 02 seconds E 514.64 feet to an iron pin set at the northeast corner of C.A. Wheeler, Jr.; thence, leaving I-24 and with Wheeler's north line N 82 degrees 33 minutes 06 seconds W 330.18 feet to an iron pin; thence, N 83 degrees 15 minutes 51 seconds W 29.82 feet to the point of beginning and containing 10.16 acres, more or less.

Being the same property conveyed to C.E. Howse, Sr. and wife, Dorothy A. Howse from Walter F. Fishel and wife, Polly B. Fishel by Warranty Deed dated June 24, 1988 and recorded July 1, 1988 in Book 7589, page 407, Register's Office for Davidson County.

Included in the above description but excluded from the conveyance is the following described property:

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated October 22, 1993 by Ernest Davis.

BEGINNING at a point in the center of a 50' access road at the northwest corner of C.A. Wheeler, Jr. as shown on Tax Map 50, Parcel 100 and proceeding as follows: with the center of a 50' private drive N 15 deg. 24' 39" W 49.32 feet; thence, with a 350 foot radius curve to the right 151.34 feet, said curve has a chord bearing and distance of N 3 deg. 01' 24" W 150.17 feet; thence, N 9 deg. 19' 29" E 122.11 feet; thence, with a 175.00 foot radius curve to the left 140.79 feet, said curve has a chord bearing and distance of N 13 deg. 40' 58" W 137.02 feet; thence, N 36 deg. 43" 00' W 114.44 feet; thence with a radius curve to the left 30 feet to a point the southwesterly corner of C.E. Howse, Sr. Tract; thence, N 53 deg. 25' 37" E 340.00 feet to a point on the westerly right of way line of I-24; thence, with said line S 19 deg. 38' 27" E 325.0 feet to a concrete monument; thence, S 10 deg. 28' 02" E 514.65 feet to an iron pin at the northeast corner of C.A. Wheeler, Jr.; thence, leaving I-24 and with Wheeler's north line N 82 deg. 33' 06" W 330.18 feet to an iron pin; thence, N 83 deg. 15' 51" W 29.82 feet to the point of beginning and containing 5.0 acres, more or less.

Being part of the same property conveyed to C.E. Howse, Sr. and wife, Dorothy A. Howse by Warranty Deed from Walter F. Fishel and wife, Polly B. Fishel of record in Book 7589, page 407, Register's Office for Davidson County, Tennessee.