THIS INSTRUMENT PREPARED BY:
K. Gabriel Heiser, Esq.
LAW OFFICES OF K. GABRIEL HEISER
155 Franklin Road, Suite 137
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/21/01 10:06 3pgs
Fees:17.00 Taxes:0.00
20011121-0127925

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that BURNICE E. CLEMMONS and GLADYS J. CLEMMONS, Grantors, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby grant, bargain, convey, and transfer all of their right, title and interest in the property described below to BURNICE E. CLEMMONS and GLADYS J. CLEMMONS, as equal tenants in common. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being a certain tract or parcel of land situated and being in the Fourth Civil District of Davidson County in Hadley's Bend of the Cumberland River near Old Hickory, Tennessee, and described more particularly as follows:

Beginning at a point in the center of a 50 foot wide new road (100 feet wide adjacent to Tract No. 20) at a point 2893.5 feet, more or less, in a southeasterly direction from the center of the New Bridge Road; thence along the center of said new road S 23° 47' E 402.2 feet, more or less, to a point; thence continuing along the center of said new road S 25° 23' E 268.2 feet, more or less, to a point; thence continuing along the center of said new road S 34° 11' E 135.0 feet, more or less, to a point; thence continuing along the center of said new road S 43° 23' E 36.7 feet, more or less, to a point; thence S 54° 45' W 675 feet, more or less, to a stake; thence S 01° 28' W 2614.7 feet, more or less, to a stake at top of Cumberland River bank, a distance of 75 feet, more or less, from water's edge; thence N 47° 43' W 512 feet, more or less, to a stake a distance of 60 feet, more or less, from water's edge; thence N 47° 43' W 500 feet, more or less, to a stake, a distance of 115 feet, more or less, from water's edge; thence N 53° 13' W 220 feet, more or less, to a stake, a distance of 125 feet, more or less, from water's edge; thence N 53° 13' W 500 feet, more or less, to a stake a distance of 105 feet, more or less, from water's edge; thence N 53° 13' W 500 feet, more or less, to a stake, a distance of 95 feet, more or less, from water's edge; thence N 35° 42' E 2210.7 feet, more or less, to a stake; thence N 55° 18' E 870 feet, more or less, to point of beginning, and containing by planimeter calculation, 88.63 acres, more or less, but excluding a strip along the easterly margin of said tract No. 20 between the center and the westerly margin of said new road, 50 feet wide and approximately 842.1 feet long, all as shown on accompanying map by S. M. McMurray Co. And being subject to all easements and rights of way as now located on said premises.

Being the same property conveyed to BURNICE E. CLEMMONS and GLADYS J. CLEMMONS, by deed from Howard L. Daniel and wife, Kate S. Daniel, dated April 21, 1953, of record in Book 2143, Page 19, Register's Office for Davidson County, Tennessee.

This is improved property known as 1102 Robinson Road, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever; and Grantors hereby covenant to and with the Grantee and Grantee's successors and assigns that Grantors are lawfully seized and possessed of the above-granted premises in fee simple and have a good and lawful right to convey it, and the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance. Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said premises and every part and parcel thereof to the said Grantee against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The liability and obligations of the Grantors to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve

Grantors of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

IN TESTIMONY WHEREOF, this instrument was executed on November 20, 2001.

Burnice E. Clemmons
BURNICE E. CLEMMONS

Gladys Clemmons
GLADYS J. CLEMMONS

by: Amelia J. Woods
AMELIA F. WOODS,
Attorney-in-fact for BURNICE E. CLEMMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared GLADYS J. CLEMMONS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal on November 20, 2001.

K. GABRIEL FRASER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires October 05, 2004
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared AMELIA F. WOODS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the attorney-in-fact of BURNICE E. CLEMMONS, one of the within named Grantors, and that as such attorney-in-fact, executed the foregoing instrument for the purposes therein contained by signing on behalf of such Grantor, and acknowledged the execution thereof as the free act and deed of such Grantor.

WITNESS my hand and Notarial Seal on November 20, 2001.

K. GABRIEL FRASER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires October 05, 2004
My Commission Expires: _____

The above-referenced Power of Attorney naming AMELIA F. WOODS as the attorney-in-fact for BURNICE E. CLEMMONS has been recorded in Book 11760, Page 885, Register's Office for Davidson County, Tennessee.

Property address:
1102 Robinson Road
Old Hickory, Tennessee 37138

Mail Tax Bills To:
GLADYS J. CLEMMONS
1102 Robinson Road
Old Hickory, Tennessee 37138

PARCEL I.D.
Map 44
Parcel 11

NOTE TO REGISTER OF DEEDS: This transfer is a dissolution of tenancy-by-the-entirety by a conveyance from one spouse to the other and pursuant to T.C.A. § 67-4-409(a)(3)(A) such transfer is exempt from the recordation tax; further, pursuant to T.C.A. § 67-4-409(a)(5), no oath of value is required in such transaction.