WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

H. Bradley McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Bradley McAlister (NAME)	OWNER (NAME)	MAP 154
8706 Poplar Creek Road (ADDRESS)	(ADDRESS)	PARCEL 282
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wyatt A. Rampy and wife, Wendy L. Rampy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. Bradley McAlister and wife, Terri N. McAlister

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
LAND in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by J. Bruce Rainey, Surveyor, #823, dated July 25, 1995, known as Job #950094, and being more particularly described as follows:

BEGINNING at an iron pin set on the northwesterly margin of a private 50-foot joint use ingress, egress and public utility easement, said point of beginning being the southern most corner of the herein described tract, said point of beginning also being in the easterly line of the Pinkerton Cemetery; thence, leaving with the line of the Pinkerton Cemetery in part and then with the line of the Belton Gibson property, of record in Book 5324, Page 572, Register of Davidson County, Tennessee; North 15 degrees 33' 54" West 664.13 feet to an iron pin; thence, with the northerly line of the Freddy L. Judd property, of record in Book 4945, Page 299, said Register's Office; North 89 degrees 29' 03" West 154.50 feet to an iron pin; thence, leaving Judd's line North 00 degrees 50' 09" East 376.82 feet to an iron pin in the center line of a 50-foot joint use ingress, egress and public utility easement; thence, with the center line of said 50-foot joint use ingress, egress and public utility easement the following calls: North 81 degrees 2' 28" East 251.72 feet to an iron pin; thence, South 85 degrees 51' 11" East 144.94 feet to an iron pin; thence, South 73 degrees 19' 29" East passing the center of another 50-foot

CONTINUED

unimproved (X)
This is improved ( ) property, known as 8706 Poplar Creek Road, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hand s this 30th day of November, 2001

Wyatt A. Rampy

Wyatt A. Rampy

Wendy L. Rampy

Wendy L. Rampy

Davidson County DEEDWARR
Recvd: 12/10/01 18:21 3pgs
Fees:18.00 Taxes:222.00

20011210-0136104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wyatt A. Rampy and wife, Wendy L. Rampy

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2001.

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public

LEGAL DESCRIPTION CONTINUATION

joint use ingress, egress and public utility easement at approximately 81 feet and all 106.57 feet to an iron pin which is in the line of Lot 1 of the Taylor Subdivision of record in Book 5060, Page 24, said Register's Office; thence, with the westerly line of said Lot 1 of Taylor Subdivision and with the easterly line of the said 50-foot joint use ingress, egress and public utility easement, the following four calls: South 01 degrees 15' 52" East 305.30 feet to an iron pin; thence, South 13 degrees 13' 53" West 428.70 feet to an iron pin; thence, South 14 degrees 15' 15" West 246.60 feet to an iron pin; thence, South 16 degrees 15' 52" West 56.80 feet to the point of BEGINNING.

INCLUDED in the above described tract is a joint use 50-foot ingress, egress public utility easement running along the easterly line of this Tract 1, also there is an additional 50-foot ingress, egress and public utility easement, the center line of which is the northerly line of this Tract 1. Additionally, there is reserved a 15-foot public utility easement West of and South of the above described 50-foot joint use ingress, egress and public utility easement. There is also reserved a slope easement as required to construct a roadway within said easement. There is an additional 35' X 50' private water line easement located immediately North of an existing fire hydrant located on this Tract 1 for the express purpose of installing private water meters to serve all twenty one additional tracts in this project.

Being the same property conveyed to Wyatt A. Rampy and wife, Wendy L. Rampy, by deed from Richard T. Story and wife, Cindy H. Story, of record in Book 11051, Page 903, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) restrictive covenants of record in Book 9778, page 249, Book 9763, page 737 and Book 9768, page 264, said Register's Office.

HBM

JMc