WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/02 14:21 4pgs
Fees:33.00 Taxes:703.00

20020509-0057490

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GEORGE R. WOODS JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Robert Kilmarx (NAME)	Churchill Mortgage Corporation (NAME)	MAP 015
2800 Union Hill Road (ADDRESS)	761 Old Hickory Blvd. (ADDRESS)	PARCEL 089
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Brentwood, TN 37027\ (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, Billie Jean Randolph, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Kilmarx and wife, Tami Kilmarx

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:

Being a Tract of Land situated in the 1st Councilmanic District of Davidson County, Tennessee, the said Tract being the eastern portion of Parcel 88 located on Tax Map 15 as of record in Book 6247, page 368, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at iron pin new situated in the Northwesterly right-of-way line of Union Hill Road. The said pin being the Southwest corner of the Charles E. Harvison property, as of record in Book 8184, Page 16, Register's Office for Davidson County, Tennessee. The said pin also being the Southeast corner of the property described herein; thence, with the said right-of-way line, with a curve to the left, the said curve having a delta angle 82 deg. 40 min. 27 sec., a radius of 410.00 feet, a chord bearing of South 63 deg. 34 min. 37 sec. West, a chord distance of 541.60 feet, for a total arc length of 591.60 feet to an iron pin new; thence with a chord severance line, the following bearings and distances; thence, North 33 deg. 37 min. 27 sec. West, 473.22 feet to an iron pin new; thence, North 43 deg. 36 min. 04 sec. East, 240.65 feet to an iron pin new; thence, North 79 deg. 08 min. 53 sec. East, 270.77 feet to a concrete monument old, the said monument being the Southeast corner of the Charles D. Morris, Jr. etux property, as of record in Book 3892, page 138, Register's Office for Davidson County, Tennessee, and being the Southwest corner of the Charles D. Morris, Jr. property as of record in Book 3505, page 3, Register's Office for Davidson County, Tennessee; thence, with the said Morris property, North 89 deg. 02 min. 27 sec. East, 369.57 feet to a concrete monument old, the said monument being the northwest corner of the said Harvison property; thence with the said Harvison property, South 08 deg. 02 min. 44 sec. West, 388.30 feet to the point of beginning, containing 296,219 square feet or 6.800 acres,

CONTINUED

unimproved ( )
This is improved (X) property, known as 2800 Union Hill Road, Joelton, TN 37080 (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 my hand this 1st day of May, 2002

Billie Jean Randolph

Billie Jean Randolph

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 Billie Jean Randolph, Unmarried

the bargainor, _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville LARGE, Tennessee, this 1st day of May, 2002.

My commission expires 10-25-03

Mary Burbright
Notary Public

MARY BURBRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 _____

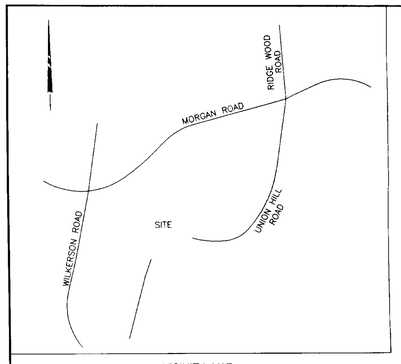
_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

more or less.

BEING part of the same property conveyed to Ross Cohen Randolph and wife, Billie Jean Randolph by Warranty Deed from Roy A. Miles, Jr., Trustee, of record in Book 6247, page 368, Register's Office for Davidson County, TN. The said Ross Cohen Randolph having since died.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.



VICINITY MAP
N.T.S.

LEGEND

IRON PIN OLD	● I.P.(O)
IRON PIN NEW	● I.P.(N)
CONCRETE MONUMENT OLD	■ C.M.(O)
PROPERTY LINE	
PAVEMENT LINE	
OVERHEAD LINE	OH OH

CHARLES D. MORRIS, JR., ETUX
TAX MAP 15
PARCEL 89.01
BOOK 3892, PAGE 138, R.O.D.C., TN.

CHARLES D. MORRIS, JR.
TAX MAP 15
PARCEL 90.01
BOOK 3505, PAGE 3, R.O.D.C., TN.

DEED OF RECORD
BOOK 6247, PAGE 368, R.O.D.C., TN.

C.M.(O) N89-02-27E 369.57' C.M.(O)

I.P.(N) N79-08-53E 270.77' SEVERANCE LINE

I.P.(N) N43-36-04E 240.65' SEVERANCE LINE

REMAINING PORTION
OF
PARCEL 88
TAX MAP 15

6' CYC. FENCE
BLOCK BARN
WOOD BARN
ABOVE GROUND POOL
WOOD BUILDING
BLOCK BUILDING
PORCH
1 STORY BRICK w/BASEMENT
DISH
CARPORT
PORCH
1-S-BL GARAGE
CONCRETE
WATER METER
FLAG POLE

SEVERANCE LINE 473.22'

N33-37-27W

I=82-40-27
R=410.00'
T=360.66'
L=591.60'
C=541.60'
BRG=S63-34-37W

S08-02-44W 388.30'

CHARLES E. HARVISON, ETUX
TAX MAP 15
PARCEL 90.05
BOOK 8184, PAGE 16, R.O.D.C., TN.

I.P.(O)
I.P.(N)
C.M.(O)

I.P.(N)
I.P.(O)
C.M.(O)

8" FENCE POST(O)

C.M.(O) N22-14-34E 223.84'

REMAINING PORTION
OF
PARCEL 88
TAX MAP 15

UNION HILL ROAD
(50' R.O.W.)

NOTES:

1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

2) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.

3) THIS SURVEY PREPARED FROM DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT TO ANY FACTS AN ACCURATE TITLE SEARCH WOULD REVEAL.

4) DEED REFERENCE FOR THE PROPERTY SURVEYED IS D.B. 6247, PG. 368, AS OF RECORD IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. OWNER OF RECORD BEING: BILLIE JEAN RANDOLPH

5) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.

6) THIS PROPERTY IS CURRENTLY ZONED "AR2A"

7) A PORTION OF THE PROPERTY SURVEYED IS AFFECTED BY THE 100 YEAR FLOOD PLAIN, AS EVIDENCED ON F.E.M.A. "FLOOD INSURANCE RATE MAP" COMMUNITY NO. 47037C0125 F, DATED: APRIL 20, 2001.

TOTAL AREA: 296219 SQ. FT. OR (6.800± ACRES)

MICHAEL R. WILLIAMS
REGISTERED LAND SURVEYOR
No. 1906
STATE OF TENNESSEE
TENNESSEE NO. 1906

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY S AT LEAST 1:10,000

MICHAEL R. WILLIAMS R.L.S., TN. # 1906

PREPARED BY:
MICHAEL R. WILLIAMS, R.L.S.
209 HIDDEN COURT
OLD HICKORY, TN. 37138
(615) 847-9157

BOUNDARY SURVEY
EASTERN PORTION OF
PARCEL 88
TAX MAP 15
1st COUNCILMANIC DISTRICT
JOELTON-DAVIDSON COUNTY-TENNESSEE
SCALE: 1"=50' DATE: 4-18-02