This instrument prepared by:
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Davidson County DEEDWARR
Recvd: 06/21/02 12:56 4pgs
Fees:23.00 Taxes:7828.28
20020621-0075107

FILE NO: 2002035

Box 485

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Fontanel Properties, LLC	(NAME) Same	Map 49, Parcel 319 Map 49, Parcel 140 Map 49, Parcel 200.01
(STREET ADDRESS) #1100 2525 West End Ave.	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN. 37203	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **KENNETH L. DUDNEY and wife, BARBARA A. DUDNEY,** have this day bargained and sold, and do hereby transfer and convey unto the said, **FONTANEL PROPERTIES, LLC, a Tennessee limited liability company,** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

Being the same property conveyed to Kenneth L. Dudney and wife, Barbara A. Dudney, by deeds of record in Book 7764, page 793; Book 9415, page 743, Register's Office, and Book 9228, page 661, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,828.00.

Subscribed and sworn to before me this the 20th day of June, 2002.

Affiant

My commission expires: 7/30/05

Kay B. Housch, Notary Public

This is improved property known as 4225 and 4105 Whites Creek Pike, Whites Creek, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 20th day of June, 2002.

Kenneth L. Dudney

Kenneth L. Dudney

Barbara A. Dudney by Kenneth L. Dudney Att. in Fact.

Barbara A. Dudney by Kenneth L. Dudney, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH L. DUDNEY,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 2002.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State**, KENNETH L. DUDNEY, Attorney-in-Fact for BARBARA A. DUDNEY**, 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 executed the within instrument for the purposes therein contained as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 2002.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

ENCUMBRANCES:

1. 2002 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Easements for Sanitary Sewers and/or Storm Drainage of record in Book 6994, page 857, and in Book 7397, page 950, Register's Office, Davidson County, Tennessee.

EXHIBIT "A" LEGAL DESCRIPTION

Land in the Twelfth Civil District of Davidson County, Tennessee, described according to a Survey of Robert H. Cummings, dated February 27, 1986, as follows:

Beginning at an iron pin in the easterly right-of-way of Whites Creek Pike (30 feet from the center line), said iron pin being located southerly along said right-of-way from an iron pin marking the intersection of said right-of-way with the southerly right-of-way of Knight Road as follows:

South 05 deg. 07' East 501.65 feet to the beginning of a curve concave to the East having a radius of 9032.017 feet; thence with said curve, an arc distance of 581.160 feet through a central angle of 03 deg. 41' 12" to the point of tangency; thence South 08 deg. 48' East 241.56 feet; thence leaving said point of beginning with the southerly boundary line of property owned by W. H. Thompson, et ux., Odie of record in Deed Book 1140, page 153, in the Register's Office for Davidson County, Tennessee, as follows:

South 81 deg. 57' East 782.66 feet to an iron pin; South 50 deg. 27' East 131.64 feet to an iron pin, on the east bank of Whites Creek, said iron pin being the common corner of property owned by Frank Dudley, et ux., of record in Book 4562, page 966, Register's Office for Davidson County, Tennessee, and property owned by Mary D. Sehl, et al., of record in Book 5901, page 463, Register's Office for Davidson County, Tennessee; thence with the westerly boundary line of said Sehl property South 01 deg. 15' West 331.28 feet to an iron pin, in a fence corner; South 82 deg. 38' East 120.10 feet to an iron pin; South 69 deg. 36' East 202.47 feet to an iron pin; thence with the southerly boundary line of property owned by Home Owners Enterprises, Inc., of record in Book 5065, page 357, Register's Office for Davidson County, Tennessee, South 29 deg. 01' East 525.50 feet to an iron pin, in the center line of a small creek; thence continuing with said boundary line and the center line of said creek as follows:

North 68 deg. 50' East 48.73 feet; North 19 deg. 08' West 36.11 feet; North 17 deg. 18' East 47.32 feet; North 46 deg. 31' East 27.86 feet; North 64 deg. 44' East 73.06 feet; North 28 deg. 48' East 103.75 feet; North 47 deg. 59' East 61.64 feet to an iron pin; thence leaving said creek and continuing with said boundary line South 69 deg. 36' East 1919.78 feet to an iron pin, in a fence corner; North 03 deg. 13' East 665.01 feet to an iron pin; thence with the southerly boundary line of property owned by Tommy H. Huff, of record in Book 6150, page 186, Register's Office for Davidson County, Tennessee, South 71 deg. 25' East 987.01 feet to an iron pin; North 06 deg. 55' East 181.17 feet to an iron pin; South 82 deg. 42' East 117.27 feet to an iron pin; thence with the westerly boundary line of property owned by Walter O. Sanders, et ux., Clarice, of record in Book 1281, page 177, Register's Office for Davidson County, Tennessee, South 04 deg. 25' West 2026.60 feet to an iron pin, in a fence corner; thence with the northerly boundary line of property owned by W. R. Ray, et ux., of record in Book 5903, page 821, Register's Office for Davidson County, Tennessee, and property owned by Olvia Mae Gore of record in Will Book 70, page 387, County Court Clerk's Office of Davidson County, Tennessee, North 61 deg. 54' West 327.79 feet to an iron pin; thence with the northerly boundary line of property owned by Earl B. Bates and Sons Nursery of record in Book 5744, page 718, Register's Office for Davidson County, Tennessee, as follows:

South 76 deg. 18' West 311.41 feet to an iron pin; North 81 deg. 25' West 531.86 feet to an iron pin; North 62 deg. 38' West 487.75 feet to an iron pin, in the easterly boundary line of property owned by William F. Dickens, et ux., Jessie, of record in Book 3222, page 47, Register's Office for Davidson

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County, Tennessee; thence with said boundary line North 06 deg. 37' West 594.00 feet to an iron pin, in a fence corner; thence with the northerly boundary line of property owned by W. H. Thompson, et ux., Odie, of record in Book 2345, page 203, Register's Office for Davidson County, Tennessee, North 85 deg. 30' West 1634.09 feet to an iron pin; thence with said boundary line and the northerly boundary line of property owned by Reece Thompson, et ux., Jeanne, of record in Book 4588, page 966, Register's Office for Davidson County, Tennessee, North 81 deg. 26' West 966.60 feet to an iron pin, in the easterly right-of-way of Whites Creek Pike (30 feet from the center line); thence with said right-of-way North 06 deg. 06' West 1085.02 feet to the beginning of a curve concave to the West having a radius of 9153.878 feet; thence with said curve an arc distance of 431.855 feet through a central angle of 02 deg. 42' 11" to the point of tangency; thence North 08 deg. 48' West 232.44 feet to the beginning containing 141.50 acres.

Being the same property conveyed to Kenneth L. Dudney and wife, Barbara A. Dudney, by deeds of record in Book 7764, page 793; Book 9415, page 743, Register's Office, and Book 9228, page 661, Register's Office, Davidson County, Tennessee.

INCLUDED in the above-described property, but specifically EXCLUDED therefrom is the following described parcel of land: see attached Exhibit "B"

EXHIBIT "B"

A parcel of land located in the 12th Civil District of Davidson County and more particularly described according to a survey by Clay B. Absher, dated August, 1986, as follows:

Beginning at an iron pin in the east right of way (60 feet R/W) of Whites Creek Pike on the south side of a drainage ditch 0.35 mile south of Old Hickory Boulevard, said pin being a corner to W. H. Thompson; thence, with said Thompson South 81° 56' 26" East 782.52 feet to an iron pin on the north side of said drainage ditch and near the west bank of Whites Creek; thence, crossing said Creek South 52° 16' 58" East 136.05 feet to an iron pin in the east bank of Whites Creek, a corner to said Thompson and William Sullivan; thence, with said Sullivan South 2° 16' 32" West 213.53 feet to a point in the east edge of said Creek, a corner to Ken Dudney; thence, with said Dudney and crossing said Whites Creek (passing a reference iron pin on the west bank of said Creek at 59.38 feet) North 81° 57' 03" West 837.62 feet to an iron pin in the east right of way of said Whites Creek Pike, a corner to said Dudney; thence with said right of way and a curve concave to the left, whose radius is 9153.878 feet, a distance of 60.00 feet to an iron pin; thence, continuing with said right of way North 8° 48' 08" West 232.44 feet to the point of beginning, containing 5.48 acres, more or less.

Being the same property conveyed to Irlene Mandrell Boyer by deed from George E. Mudter, Jr., Trustee, with full power to convey or mortgage without the joinder of any beneficiary of record in Book 6956, page 136, Register's Office for Davidson County, Tennessee.

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