PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

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Brentwood, Tennessee 37027
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W & I Ref: (cwi) Title No: 44010
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/01/02 15:18 3pgs
Fees:18.00 Taxes:370.00
20021101-0134358

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sam Cavanaugh Debbie Cavanaugh 1120 Arrowhead Drive Brentwood, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: Map 178 Part of Parcels 50 & 63

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James D. Stephenson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sam Cavanaugh and spouse, Debbie Cavanaugh,** hereinafter called the **Grantee**, Grantee's heirs, or successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a tract of land as shown on Property Map 178, Assessor's Office and lying in Metropolitan Nashville, Davidson County, Tennessee, bounded in general by James D. Stephenson's 5.05 acre tract on the south and west; Stephenson's 10 acre division on the north; Jerry D. Wise and Kimberly Richey on the east, more particularly described as follows:

Beginning at an iron pin set on the west line of Kimberly Richey (Ref. Deed Book 10715, page 54 R.O.D.C.), located N 31 degrees 07 minutes 49 seconds E 392.76 feet from a wood corner fence post on the north margin of State Highway 96 (Richey's southwest corner), thence leaving Richey and with James D. Stephenson's 5.05 acre tract, N 58 degrees 52 minutes 11 seconds W 125.00 feet to an iron pin set; thence N 44 degrees 21 minutes 55 seconds E 581.81 to an iron pin set in the south line of Stephenson's 10.00 acre tract; thence with said 10.00 acre tract S 77 degrees 30 minutes 06 seconds E 277.99 feet to an iron pin set in the West line of Jerry D. Wise (Ref. Instrument # 20010604 Page 57762 R.O.D.C.); thence leaving Stephenson's 10.00 acre tract and with Wise's west line S 31 degrees 02 minutes 29 seconds W 267.88 feet to an existing iron pin, the northeast corner of the aforementioned Kimberly Richey; thence leaving Wise and with Richey's north and west lines N 56 degrees 24 minutes 08 seconds W 272.52 feet to an existing iron pin; thence S 31 degrees 07 minutes 49 seconds W 400.00 feet to the point of beginning, containing 2.11 acres, more or less, and being a portion of James D. Stephenson property as recorded in Instrument # 19991222, Page 306065 Register's Office, according to a survey by Randolph L. Chapdelaine

R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated September 24, 2002.

Together with a 25 foot ingress-egress and utility easement running from State Highway 96 through Stephenson's 5.05 acre tract to the south line of the above tract described as follows:

Commencing at a wood corner post on the north margin of State Highway 96, the southwest corner of Kimberly Richey (Ref. Deed Book 10715, page 54 R.O.D.C) thence leaving Richey and with the north margin of State Highway 96, N 59 degrees 54 minutes 05 seconds W 19.00 feet to an point in the center of a 25 foot ingress-egress and utility easement; thence leaving State Highway 96 and with the center of said easement N 22 degrees 59 minutes 34 seconds E 94.05 feet to a point; thence N 16 degrees 09 minutes 53 seconds E 310.53 feet to a point in the south line of Stephenson's 2.11 acre tract, located S 58 degrees 52 minutes 11 seconds E 12.50 from the above tract's southwest corner.

Being a part of the same property conveyed to James D. Stephenson by deed of record as instrument number 199912220306065, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated September 24, 2002.

THIS PROPERTY IS AN ILLEGAL PARCEL AND CAN NOT BE USED AS A BUILDING SITE. IN ACCEPTING THIS CONVEYANCE, GRANTEE ACKNOWLEDGES RECEIPT OF THIS INFORMATION.

This is improved property, known as: 9496 Highway 96 West, Franklin, TN 37064

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on October 29, 2002.

James D. Stephenson

James D. Stephenson
Grantor

State of Tennessee
County of Williamson

Before me, the undersigned authority, personally appeared James D. Stephenson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal on October 29, 2002.

Notary Public

My Commission Expires:

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

[Affix Notary Seal]

My Commission Expires JULY 26, 2003

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 100,000.00

Debbie Cavanaugh
Affiant

Sworn and subscribed before me on October 29, 2002.

Notary Public

My Commission Expires:

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003