Davidson County DEEDWARR
Recvd: 02/10/03 14:11 4pgs
Fees:23.00 Taxes:134.13
20030210-0018156

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
James O. Dotson Jr. and Henryetta H. Dotson
1500 River Road
Ashland City, TN 37015

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 101
PARCELS 65/163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William F. Sullivan, a widower, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James O. Dotson Jr. and wife, Henryetta H. Dotson, as tenants by the entirety, 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:

SEE EXHIBIT "A"

This is part of the same description as in previous deed of record.

This conveyance subject to a sewer easement on Tract One in favor of Tract Two, as shown on Survey of Chapdelaine & Associates, TLS No. 1444.

Taxes for 2003 have been pro-rated and assumed by Grantees.

This is unimproved property known as 12.5 acres, more or less, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James O. Dotson Jr. and wife, Henryetta H. Dotson, their heirs and assigns, forever; and I, William F. Sullivan, a widower do covenant with the said Grantees that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 6th day of February, 2003.

William F. Sullivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William F. Sullivan, a widower the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 36,250.00.

AFFIANT

Subscribed and sworn to before me this 6th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

EXHIBIT "A":

WILLIAM SULLIVAN DIVISION
TRACT ONE

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 101, ASSESSOR'S OFFICE, LYING SOUTH OF RIVER ROAD IN DAVIDSON COUNTY, NASHVILLE, TENNESSEE AND BEING TRACT ONE OF THE WILLIAM SULLIVAN DIVISION. BOUNDED IN GENERAL BY RIVER ROAD ON THE NORTH; WILLIAM SULLIVAN TRACT ON THE EAST, LUTHER E. CULLUM ON THE SOUTH, AND JACKIE DIANE HAMM ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTH MARGIN OF RIVER ROAD(30' FROM THE CENTER) BEING THE NORTHEAST CORNER OF JACKIE DIANE HAMM (REF INSTRUMENT NUMBER 20000131 PAGE 9516 R.O.D.C.), THENCE LEAVING HAMM AND WITH THE SOUTH MARGIN OF RIVER ROAD, N76°34'10"E 144.32' TO AN IRON PIN SET, THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS; DELTA =12°00'26"; RADIUS= 1348.73'; ARC= 282.65'; TANGENT 141.85'; CHORD= N82°34'23"E 282.13' TO AN IRON PIN SET; THENCE N88°34'36"E 128.87' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA= 09°57'10"; RADIUS= 607.97'; ARC= 105.61'; TANGENT=52.94'; CHORD=N83° 36' 01"E 105.48' TO AN IRON PIN SET, THE NORTHWEST CORNER OF TRACT TWO OF WILLIAM SULLIVAN DIVISION; THENCE LEAVING RIVER ROAD AND WITH TRACT TWO'S WEST LINES S19°43'15"E 200.00' TO AN IRON PIN SET; THENCE S41°01'22"W 489.04' TO AN IRON PIN SET IN AN ANCIENT FENCE, LUTHER E. CULLUM'S NORTH LINE(REF DEEDBOOK 3405 PAGE 361 R.O.D.C.); THENCE LEAVING TRACT TWO AND WITH CULLUM'S FENCE LINE N76° 24'17"W 72.97' TO AN IRON PIN SET; THENCE S84°46'57"W 77.38' TO AN IRON PIN SET; THENCE S69°27'58"W 84.56' TO AN IRON PIN SET; THENCE S76°26'12"W 111.88' TO AN IRON PIN SET, THE SOUTHEAST CORNER OF THE AFOREMENTIONED JACKIE DIANE HAMM; THENCE LEAVING CULLUM AND WITH HAMM'S LINE N07°04'52"W 522.04' TO THE POINT OF BEGINNING, CONTAINING 7.00ACRES, MORE OR LESS AND BEING A PORTION OF WILLIAM F. SULLIVAN PROPERTY AS RECORDED IN DEEDBOOK 6664 PAGE 756 AND DEEDBOOK 10681 PAGE 189 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE, R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSE, 37062 AND DATED SEPTMBER 27, 2002.

SEWAGE DISPOSAL EASEMENT

IN FAVOR OF LOT 2 OF THE WILLIAM SULLIVAN DIVISION AND SUBJECTING LOT 1 OF WILLIAM SULLIVAN DIVISION IS A SEWAGE DISPOSAL EASEMENT WITH RIGHT OF ENTRY FOR CONSTRUCTION OF A SEWAGE DISPOSAL SYSTEM AND REPAIR DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN, THE NORTHEAST CORNER OF LOT 1 OF WILLIAM SULLIVAN DIVISION AND THE NORTHWEST CORNER OF LOT 2 OF WILLIAM SULLIVAN DIVISION ON THE SOUTH MARGIN OF RIVER ROAD (30' FROM THE CENTER) THENCE LEAVING RIVER ROAD AND WITH LOT 2'S WEST LINE S19°43'15"E 200.00' TO AN EXISTING IRON PIN; THENCE S41°01'22"W 116.45' TO A POINT; THENCE N19°43'15"W 281.80' TO AN EXISTING IRON PIN ON THE SOUTH MARGIN OF RIVER ROAD; THENCE WITH THE SOUTH MARGIN OF RIVER ROAD WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=09°57'10"; RADIUS=607.97'; ARC=105.61'; TANGENT=52.94'; CHORD=N83°36'01"E 105.48' TO THE POINT OF BEGINNING.

WILLIAM SULLIVAN DIVISION
TRACT TWO

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 101, ASSESSOR'S OFFICE, LYING SOUTH OF RIVER ROAD IN DAVIDSON COUNTY, NASHVILLE, TENNESSEE AND BEING TRACT TWO OF THE WILLIAM SULLIVAN DIVISION. BOUNDED IN GENERAL BY RIVER ROAD ON THE NORTH; WILLIAM SULLIVAN TRACT THREE ON THE EAST, LUTHER E. CULLUM ON THE SOUTH, AND WILLIAM SULLIVAN TRACT ONE ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTH MARGIN OF RIVER ROAD(30' FROM THE CENTER) BEING LOCATED N82°35'49"E 659.28' FROM THE NORTHEAST CORNER OF JACKIE DIANE HAMM (REF INSTRUMENT NUMBER 20000131 PAGE 9516 R.O.D.C.), THENCE LEAVING TRACT ONE OF THE WILLIAM SULLIVAN DIVISION AND WITH THE SOUTH MARGIN OF RIVER ROAD WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 22°49'41"; RADIUS= 607.97'; ARC= 242.23'; TANGENT=122.74'; CHORD=N67° 12' 35"E 240.63' TO AN IRON PIN SET; THENCE N55°47'45"E 39.42' TO AN IRON PIN SET, THE NORTHWEST CORNER OF TRACT THREE OF WILLIAM SULLIVAN DIVISION; THENCE LEAVING RIVER ROAD AND WITH TRACT THREE'S WEST LINES S18°44'05"E 545.44' TO AN IRON PIN SET IN AN ANCIENT FENCE, LUTHER E. CULLUM'S NORTH LINE9REF DEEDBOOK 3405 PAGE 361 R.O.D.C.); THENCE LEAVING TRACT THREE AND WITH CULLUM'S FENCE LINE S65°10'58"W 58.05' TO AN IRON PIN SET; THENCE S63°07'15"W 123.52' TO AN IRON STAKE IN THE FENCE; THENCE S55°43'20"W 106.80' TO AN IRON PIN SET; THENCE S75° 38'28"W 52.44' TO AN IRON PIN SET; THENCE S72°09'28"W 117.89' TO AN IRON PIN SET; THENCE S83°09'28"W 88.03' TO AN IRON PIN SET; THENCE N76°24'17"W 186.84' TO AN IRON PIN SET, THE SOUTHEAST CORNER OF TRACT ONE OF THE WILLIAM SULLIVAN DIVISION; THENCE LEAVING CULLUM AND WITH THE EAST LINE OF TRACT ONE N41°01'22"E 489.04' TO AN IRON PIN SET; THENCE N19°43'15"W 200.00' TO THE POINT OF BEGINNING, CONTAINING 5.50ACRES, MORE OR LESS AND BEING A PORTION OF WILLIAM F. SULLIVAN PROPERTY AS RECORDED IN DEEDBOOK 6664 PAGE 756 AND DEEDBOOK 10681 PAGE 189 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE, R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSE, 37062 AND DATED SEPTMBER 27, 2002.

BOTH TRACTS BEING PART OF THE SAME PROPERTY CONVEYED TO WILLIAM F. SULLIVAN BY QUITCLAIM DEED FROM HAROLD REEVES, TRUSTEE, OF RECORD IN INST: 20030123-0009743, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.