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SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00

Kim Hicks
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of March, 2003.

Shirley A. Beesley
Notary Public

My Commission Expires: 5/24/05

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/19/03 08:03 3pgs
Fees:18.00 Taxes:1376.40
20030319-0036040

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kaye Ferris
5491 Drye Run Drive
Joelton, Tennessee 37080

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 004-000-200.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Curtis M. McCrackin and wife Laura J. McCrackin** hereinafter referred to as Grantors, hereby transfers and conveys to **Kaye Ferris, an unmarried woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land lying the Fourteenth Civil District of Davidson County, Tennessee, being more particularly described as follows:

To find the point of beginning, start at the intersection of the northerly right-of-way (25 feet from the centerline) of Coppertown Road and with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334, Page 839, Register's Office for Davidson County, Tennessee; thence, with said right-of-way, North 81 degrees 36 minutes 07 seconds West 396.96 feet to the beginning of a turn-in-curve to the westerly margin of a 50 foot wide easement for Ingress/Egress, Drainage and Utilities, said curve being concave to the northwest and having a radius of 25.00 feet; thence, with said curve and severing the property of Noble C. Caudill, II, of record in Deed Book 8114, Page 913, Register's Office for Davidson County, Tennessee, northeasterly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; thence, continuing to sever said Caudill property with said westerly margin of said easement as follows; North 08 degrees 23 minutes 53 seconds East 508.00 feet to the beginning of a curve in said margin concave to the east of having a radius of 890.00 feet; thence, with said curve an arc distance of 674.69 feet through a central angle of 43

degrees 26 minutes, 04 seconds to the point of tangency; thence, continuing with said margin, north 51 degrees 49 minutes, 57 seconds east 62.18 feet to the beginning of a curve in the said margin of concave to the west and having a radius of 316.65 feet; thence, with said curve northerly an arc distance of 608.70 feet through a central angle of 110 degrees 08 minutes 25 seconds to the point of tendency; thence,continuing with said margin, north 58 degrees 18 minutes 28 seconds west 637,98 feet to an iron pin: the point of beginning: thence leaving said margin and continuing the sever said Caudill property as follows: south 31 degrees 41 minutes 32 seconds west 709.88 feet to an iron pin: thence, north 55 degrees 40 minutes 20 seconds west 283.84 feet to a iron pin: thence, north 29 degrees 01 minutes 20 seconds west 100.00 feet to an iron pin: thence north 40 degrees 33 minutes 09 seconds east 631.02 feet to an iron pin intercepting the cul-de-sac concave to the northeast and having a radius of 50.00 feet, southeasterly an arc distance of 43.87 feet through a central angle of 50 degrees 16 minutes 11 seconds to the beginning of a curve in said margin concave to the southwest and having a radius of 50.00 feet: thence, with said curve, southeasterly in arc distance of 36.14 feet through a central angle of 41 degree 24 minutes 35 seconds to the point of tangency: thence, with said margin, south 50 degree 10 minutes 28 seconds east 199.72 feet to the beginning containing 5.15 acres, more or less.

Being the same property conveyed to Curtis M. McCrackin and wife Laura J. McCrackin by Warranty Deed from Randell W. Uselton and wife, Barbee G. Uselton, of record in Book 11023, Page 61, Register's Office for Davidson County, Tennessee, dated July 14, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Book 8211, Page 327; Book 9259, Page 316, Register's Office for Davidson County, Tennessee.

Easement for Water and Sewer of record in Book 8211, Page 468, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8211, Page 333, Register's Office for Davidson County, Tennessee.

Roadways for HOA of record in Book 9259, Page 332: Book 9259, Page 336, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 9259, Page 340; Book 9259, Page 343; Book 8211, Page 341, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8211, Page 327, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5491 Drye Run Drive, Joelton, Tennessee 37080.

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 I do covenant with the said **GRANTEES** that I am 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 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 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 13th day of March, 2003.

Curtis M. McCrackin
By Donald R. Barrett, Jr Attorney-in-Fact

Laura J. McCrackin
By Donald R. Barrett, Jr Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of March 2003, before me personally appeared Donald R. Barrett, Jr. to me known to be the Attorney-in-Fact of Curtis M. McCrackin and wife, Laura J. McCrackin and is authorized by Curtis M. McCrackin and wife, Laura J. McCrackin to execute the foregoing instrument for the purposes therein contained. Witness my hand and official seal.

Notary Public



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