Davidson County DEEDWARR
Recvd: 04/15/03 13:19 3pgs
Fees:18.00 Taxes:1776.00
20030415-0050136

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of March, 2003.

My Commission Expires: 11/2/05

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
William A. Reynolds and Denise Reynolds
3659 Knight Road
Whites Creek, Tennessee 37189

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 040-000-092.00

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, **Jay M. Gilpin** hereinafter referred to as Grantors, hereby transfers and conveys to **William A. Reynolds and Denise Reynolds** 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 in the 12th Civil District of Davidson County, Tennessee described according to a survey by Stephen A. Draper, Dated February 1, 1962, as follows:

Beginning at a point in the center line of Knight Road, the northwest corner of a 68.1 acre tract conveyed to Frances Marie Southerland, et al., of record in Book 3374, page 573, Register's Office for Davidson County, Tennessee; thence with the center line of said Knight Road, North 7 deg. 20 min. West, 120 feet; thence leaving said Road and with a fence line the following calls and distances, North 9 deg. 40 min. East 470 feet; North 7 deg. 10 min. West 1320 feet to a corner post; thence South 85 deg. 15 min. East 1032 feet to hackberry at a corner; thence North 3 deg. 30 min. East 3423 feet to a corner; thence South 87 deg. East 858 feet to a corner; thence South 1 deg. West 1066 feet to a corner; thence south 56 deg. East 1035 feet to a stone and 24-inch white oak, another, corner; thence South 31 deg. West 413 feet; South 42 deg. 32 min. West 501 feet to a 6-inch hackberry; thence South 5 deg. 15 min. West 561 feet to a 16-inch hackberry; thence South 65 deg. 15 min. West 331; thence South 5 deg. 30 min. West 290 feet, the northeast corner of the said 68.1 acre tract conveyed to Frances Marie Southerland (Supra); thence with Southerland's north

and west line along a fence line, the following courses and distances; North 72 deg. West 431 feet; South 86 deg. West 254 feet to an iron pin; thence south 35 deg. West 569 feet; thence North 40 deg. West 62 feet; thence South 41 deg. 30 min. West 941 feet; South 33 deg. 40 min. West 311 feet, South 8 deg. 40 min West 250 feet to the point of beginning, containing a total of 117.7 acres, more or less.

Included in the above description but excluded from this conveyance is a portion of the above described premises having been conveyed to James L. Shumaker and wife, Lynn A. Shumaker by deed from Fred J. Cobb, et ux., of record in book 4744, page 887, said Register's Office , and being more particularly described as follows:

Land in the 12th Civil District of Davidson County, Tennessee, being a part of the Fred J. Cobb property and described as follows: Beginning at a point in the west line of the Fred J. Cobb property this point being 425 feet northeast of the center of Knight Road along the north side of a private road; thence North 7 deg. 30 min. West for a distance of 995.0 feet to a point in an old fence line, the west line of this property. Thence South 36 deg. 56 min. East for a distance of 1000.0 feet to a point. Thence South 67 deg. 15 min. West for a distance of 505.0 feet to a point. Thence South 59 deg. 10 min. West for a distance of 20.5 feet to a point, the point of beginning.

Being the same property conveyed to Jay M. Gilpin by Deed from Henry D. Driver and Aradell Driver of record in Book 5427, Page 735, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Frank Bundy by deed from Jay Gilpin of record in Book 6443, Page 644, said Register's Office. Said property was further conveyed to Jay Gilpin by Quitclaim Deed from Frank Bundy of record in Book 8831, Page 274, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement for Ingress and Egress of record in Book 4766, Page 887, Register's Office for Davidson County, Tennessee.

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

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 3659 Knight Road, Whites Creek, Tennessee 37189.

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 28th day of March, 2003.

Jay M. Gilpin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jay M. Gilpin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2003.

Notary Public

My Commission Expires: 11/2/08

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN