Box 1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/03 14:29 4pgs
Fees:23.00 Taxes:2508.84
20030502-0059028

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct. 9 2003

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$678,066.00**

Rodney Painter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH** DAY OF **APRIL, 2003.**

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: **October 9, 2003.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney H. Painter	**OWNER**	**150-00-0-139.00 & 190.00 & 247.00**
(NAME)	(NAME)	
2900 Baby Ruth Lane #702 (ADDRESS)	(ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	, (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Owen Houston Painter and wife Elsie Painter**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodney H. Painter**, 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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Being part of the same property conveyed to **Owen Houston Painter and wife Elsie Painter** by deed of record in Book 6678, Page 16, (Tract 1 & 3) Book 7731, Page 786, (Tract 2)Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒
This is improved ☐ property, known as **3416 Hamilton Church Road, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our hand(s)** this **29th day of April, 2003**.

Owen H. Painter
Owen Houston Painter

Elsie Painter
Elsie Painter

State of Tennessee

County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **Owen Houston Painter and wife, Elsie Painter** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 29th day of April, 2003.

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Commission expires:

Lori Holloway
Notary Public

My Commission Expires Oct. 9, 2003

Land Description
Tax Map 150 Parcels 139, 190
10-08-02

Land in the 2nd Civil District of Davidson County, Tennessee and being more particularly described as follows:

TRACT-1

Beginning in the easterly margin of Mt. View Road at the southwest corner of the Jean Mason Scott property as recorded in Book 5185, Page 414 R.O.D.C., Tn.;

Thence, along Scott's southerly line, South 80°31'43" East a distance of 426.03 feet;

Thence, along the southerly line of William Lyndel Trail as recorded in Book 5035, Page 219, R.O.D.C., Tn., South 80°43'30" East a distance of 61.68 feet;

Thence, along the westerly line of Owen H. Painter as recorded in Book 7331, Page 786, R.O.D.C., Tn. South 18°28'22" West a distance of 579.21 feet;

Thence, along the westerly lines of Author D. Harris as recorded in Book 4775, Page 140 R.O.D.C., Tn., South 23°22'24" East a distance of 440.64 feet;
Thence, South 27°00'13" East a distance of 92.19 feet;
Thence, South 63°16'47" West a distance of 404.60 feet;
Thence, South 09°43'34" West a distance of 23.00 feet;

Thence along the northerly margin of Hamilton Church Road with a curve to the right an arc distance of 355.13 feet, said curve having a radius of 782.32 feet, a chord direction of North 67°16'10" West and a chord length of 352.09 feet;

Thence, North 54°15'53" West a distance of 114.69 feet;

Thence, leaving said margin and along the lines of Charles E. Richardson Jr. as recorded in Book 7553, Page 577, R.O.D.C., Tn. North 35°44'11" East a distance of 805.62 feet;
Thence, North 54°15'49" West a distance of 270.67 feet;
Thence, South 35°44'11" West a distance of 537.10 feet;

Thence, along new lines across Painter's property, North 54°15'49" West a distance of 316.38 feet;
Thence, South 40°29'26" West a distance of 269.49 feet;

Thence along the northerly margin of Hamilton Church Road, with a curve to the left an arc distance of 153.07 feet, said curve having a radius of 2707.64 feet, a chord direction of North 56°09'45" West and a chord length of 153.04 feet;

Thence along a curve to the left on arc distance of 84.72 feet, said curve having a radius of 1545.95 feet, a chord direction of North 59°21'07" West and a chord length of 84.70 feet;

Thence along a curve to the right an arc distance of 42.63 feet, said curve having a radius of 20.00 feet, a chord direction of North 00°08'37" East and a chord length of 35.01 feet;

Thence along the easterly margin of Mt. View Road with a curve to the left an arc distance of 133.63 feet, said curve having a radius of 2363.22 feet, a chord direction of North 59°35'21" East and a chord length of 133.63 feet;

Thence, North 57°58'08" East a distance of 1000.53 feet to the Point of Beginning containing 18.90 acres or 823,173 square feet.

Being a portion of the same property conveyed to Owen H. Painter, ET UX in Book 6678, Page 16, R.O.D.C., Tn.

TRACT–2

Beginning at the northeast corner of Tract–1;

Thence, along the southerly line of William Lyndel Trail as recorded in Book 5035, Page 219, R.O.D.C., Tn., South 79°21'01" East a distance of 78.67 feet;
Thence, along Trail's easterly line and the easterly lines of William B. Talley as recorded in Book 3099, Page 605, R.O.D.C., Tn., North 09°19'47" East a distance of 184.64 feet;

Thence, North 08°44'57" East a distance of 133.64 feet;
Thence, North 05°26'45" East a distance of 34.99 feet;

Thence, along the southerly lines of The Nature Conservancy as recorded in Book 8051, Page 326, R.O.D.C., Tn., South 81°48'56" East a distance of 243.69 feet;
Thence, South 82°02'56" East a distance of 344.62 feet;

Thence, along the westerly lines of Sarah Lee Parker as recorded in Book 7683, Page 585, R.O.D.C., Tn., South 01°53'42" East a distance of 362.35 feet;
Thence, South 06°37'36" East a distance of 216.40 feet;
Thence, South 09°27'48" East a distance of 330.69 feet;
Thence, South 07°12'17" West a distance of 153.24 feet;

Thence, along the lines of Author D. Harris as recorded in Book 4775, Pages 138 and 140, R.O.D.C., Tn., North 75°46'37" West a distance of 135.16 feet;
Thence, North 74°23'36" West a distance of 148.57 feet;
Thence, North 74°40'50" West a distance of 233.93 feet;
Thence, North 75°48'06" West a distance of 484.11 feet;

Thence, along the easterly line of Owen H. Painter as recorded in Book 6678, Page 16, R.O.D.C., Tn., North 18°28'22" East a distance of 579.21 feet to the Point of Beginning containing 17.55 acres or 764,476 square feet.

Being the same property conveyed to Owen H. Painter, ET UX in Book 7331, Page 786, R.O.D.C., Tn.

TRACT–3

Beginning in the northerly margin of Hamilton Church Road, a distance of 338.72 feet nortwest of the southwest corner of the Charles E. Richardson, Jr. property as recorded in Book 7553, Page 577, R.O.D.C., Tn.;

Thence, leaving said margin and along new lines across the Owen H. Painter property a s recorded in Book 6678, Page 16, R.O.D.C., Tn., North 40°29'26" East a distance of 269.49 feet;
Thence, South 54°15'49" East a distance of 316.38 feet;

Thence, along the westerly line of the Charles E. Richardson, Jr. property as recorded in Book 7553, Page 577, R.O.D.C., Tn., South 35°44'11" West a distance of 268.53 feet;

Thence, along the northerly margin of Hamilton Church Road, North 54°15'53" West a distance of 325.57 feet:

Thence along a curve to the left an arc distance of 13.16 feet, said curve having a radius of 2707.64 feet, a chord direction of North 54°24'14" West and a chord length of 13.16 feet to the Point of Beginning, containing 2.02 acres or 87,957 square feet.

Being a portion of the same property conveyed to Owen H. Painter, ET UX in Book 6678, Page 16, R.O.D.C., Tn.