WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/03 13:35 4pgs
Fees:23.00 Taxes:74.00

20030513-0064204

RICHARD MANSON NOTARY PUBLIC DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 319 Fifth Avenue North, Nashville, TN 37208

My Commission Expires MAY 28, 2005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Homes-by-Design	Homes-by-Design	150-99
(NAME) 1119 Sydney Terrace	(NAME) 1119 Sydney Terrace	150-97
(ADDRESS) Mt. Juliet, Tennessee 37122	(ADDRESS) Mt.Juliet, Tennessee 37122	
(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, Ronald Morton, Jayne Eaton, John Begley, Mitchell Begley, Tarianna pierce, Michael Thompson, Matthew Covington, Joseph Covington, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Homes-by-Design, 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

unimproved ☒

This is improved ☐ property, known as 2 acres Hamilton Church Road, Nashville, TN
(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 our hands this 9th day of May, 2003.

John Begley by Mitchell Begley
John Begley by Mitchell Begley Attorney-in-Fact

Ronald Morton by Mitchell Begley
Ronald Morton by Mitchell Begley Attorney-in-Fact

Mitchell Begley
Mitchell Begley

Jayne Eaton by Mitchell Begley
Jayne Eaton by Mitchell Begley Attorney-in-Fact

Tarianna Pierce by Mitchell Begley
Tarianna Pierce by Mitchell Begley Attorney-in-Fact

Michael Thompson by Mitchell Begley
Michael Thompson by Mitchell Begley Attorney-in-Fact

Joseph Covington by Mitchell Begley
Joseph Covington by Mitchell Begley Attorney-in-Fact

Matthew Covington by Mitchell Begley
Matthew Covington by Mitchell Begley Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 9th day of May, 2003, before me personally appeared Mitchell Begley, to known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ronald Morton,

and who acknowledged that he executed the same as the free act and deed of the said Ronald Morton by virtue of that Power of Attorney, duly executed by the said Mitchell Begley and appearing of record in Instrument No. 20030513-0064203, Register's Office of Davidson County.

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2003.

Commission expires:

Notary Public

On this the 9th day of May, 2003, before me personally appeared Mitchell Begley, to known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jayne Eaton,

and who acknowledged that he executed the same as the free act and deed of the said Jayne Eaton by virtue of that Power of Attorney, duly executed by the said Mitchell Begley and appearing of record in Instrument No. 20030513-0064202 Register's Office of Davidson County.

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2003.

Commission expires:

Notary Public

On this the 9th day of May, 2003, before me personally appeared Mitchell Begley, to known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John Begley,

And who acknowledged that he executed the same as the free act and deed of the said John Begley by virtue of that Power of Attorney, duly executed by the said Mitchell Begley and appearing of record in Instrument No. 20030513-0064204, Register's Office of Davidson County.

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2003.

Commission expires:

Notary Public

On this the 9th day of May, 2003, before me personally appeared Mitchell Begley, to known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tarianna Pierce,

and who acknowledged that he executed the same as the free act and deed of the said Tarianna Pierce by virtue of that Power of Attorney, duly executed by the said Mitchell Begley and appearing of record in Instrument No. 20030513-0064201, Register's Office of Davidson County.

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2003.

Commission expires:

Notary Public

On this the 9th day of May, 2003, before me personally appeared Mitchell Begley, to known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael Thompson, and who acknowledged that he executed the same as the free act and deed of the said Michael Thompson by virtue of that Power of Attorney, duly executed by the said Mitchell Begley and appearing of record in Instrument No. 20030513-0064201, Register's Office of Davidson County.

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2003.

Commission expires:

Notary Public

On this the 9th day of May, 2003, before me personally appeared Mitchell Begley, to known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Matthew Covington, and who acknowledged that he executed the same as the free act and deed of the said Matthew Covington by virtue of that Power of Attorney, duly executed by the said Mitchell Begley and appearing of record in Instrument No. 20030513-0064201 Register's Office of Davidson County.

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2003.

Commission expires:

Notary Public

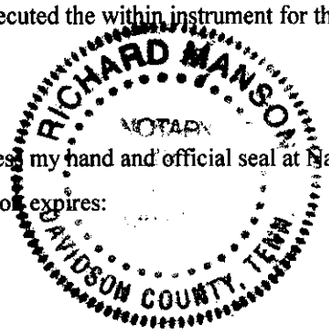
On this the 9th day of May, 2003, before me personally appeared Mitchell Begley, to known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joseph Covington, and who acknowledged that he executed the same as the free act and deed of the said Joseph Covington by virtue of that Power of Attorney, duly executed by the said Mitchell Begley and appearing of record in Instrument No. 20030513-0064201 Register's Office of Davidson County.

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2003.

Commission expires:

Notary Public

Personally appeared before me, a Notary Public, in and for said County and State, the within named Mitchell Begley, the grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.



Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2003.

My Commission Expires MAY 28, 2003

Commission expires:

Notary Public

Exhibit "A"

Being a parcel lying in the Twenty-ninth Councilmanic District of Davidson County, Antioch, Tennessee. Said parcel being east of Murfreesboro Pike, lying on the Northerly margin of Hamilton Church Road, and being more particularly described as follows:

Commencing at an existing concrete monument on the Northerly margin of Hamilton Church Road, the Southeast corner of the James T. McLean, Sr., property, recorded in Deed Book 9854, Page 477, R.O.D.C.; Thence, North 08°19'51" East, a distance of 232.34 feet to the Point of Beginning for the herein described parcel;

Thence, North 69°44'27" West, a distance of 90.88 feet to an existing iron pin;

Thence, North 07°16'23" East, a distance of 70.29 feet to an existing iron pin;

Thence, North 79°54'49" West, a distance of 205.70 feet;

Thence, North 09°26'37" East, a distance of 328.68 feet to an existing iron pin in the South line of Calumet, Phase Eight Subdivision, recorded in Plat Book 9700, Page 736, R.O.D.C.;

Thence, South 79°00'32" East, a distance of 134.63 feet;

Thence, South 82°50'15" East, a distance of 111.85 feet to an existing iron pin, the Northwest corner of a cemetery;

Thence, South 84°06'14" East, a distance of 42.39 feet to an existing iron pin;

thence South 08°13'32" West, a distance of 421.62 feet to the Point of Beginning, and containing 103,223 Square Feet or 2.37 Acres, more or less.

Being the same property conveyed to MARCUS W. MCCLAIN, by deed of record in Book 5558, page 56, said Register's Office. The said Marcus W. McClain, having since died, leaving Olivia McClain, Ronald Morton and Jayne Eaton as his sole heirs at law and the said Olivia Begley McClain having since died leaving John Begley, Mitchell Begley, Tarianna Pierce, Michael Thompson, Matthew Covington and Joseph Covington, as her sole heirs at law.