Davidson County DEEDWARR
Recvd: 06/04/03 08:05 3pgs
Fees:17.00 Taxes:0.00
20030604-0075986

(2)

This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BK 2809 PG 174

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
William E. Kelley and wife, Beth Kelley 1610 Burroughs Ave. Muscle Shoals, Ala. 35661	SAME	Map 55 Parcel 77

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $52,000.00.

William E. Kelley III
AFFIANT

Sworn to and subscribed before me this 28 day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 2/5/06

NOTARY PUBLIC S. HALE WILLIAMSON CO. TENN. AT LARGE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **KELTON D. HERSTON and TOMMY SMITH**, hereinafter called the **"GRANTORS"**, have bargained and sold and by these presents do transfer and convey unto **WILLIAM E. KELLEY, III and wife, BETH KELLEY**, hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2003 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 55, Parcel 77.

2. Drainage easement of record in Book 10837, page 930, Register's Office for Davidson County, Tennessee.

3. Right of way of Highway 12, also known as Ashland City Highway.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, 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.

This unimproved property is known as 35.68 +/- acres, Bull Run Road, Ashland City, Tennessee 37015.

WITNESS our hands this 28th day of April, 2003 in Franklin, Tennessee.

Kelton D. Herston by Margene Smith, his Atty-in-Fact
Kelton D. Herston by Margene Smith, his Attorney-in-Fact

Tommy Smith
Tommy Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Tommy Smith, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 28 day of April, 2003, in Franklin, Tennessee.

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Notary Public

My Commission Expires: 2/5/06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28 day of April, 2003, before me personally appeared Margene Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kelton D. Herston, and who acknowledged that she executed the same as the free act and deed of said Kelton D. Herston by virtue of the Power of Attorney, duly executed by the said Kelton D. Herston and appearing of record in Book 2809, page 172, of the Register's Office for Davidson County, Tennessee.

Witness my hand this 28th day of April, 2003, in Franklin, Tennessee.

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Notary Public

My Commission Expires: 2/5/06

EXHIBIT "A"

PROPERTY DESCRIPTION

Prepared by John Kohl & Compay, P.C.
May 22, 2003

Land in the 1st councilmanic district of Nashville, Davidson County, Tennessee, being a part of the property conveyed in deed book 5720, page 872, register's office for said county and described partially according to State of Tennessee highway plan STP-F-12(28), sheet 9, to wit:

Commencing in the center of Bull Run Road at the northwest corner of the said property described in book 5720, page 872, R.O.D.C.;
Thence leaving said center of Bull Run Road and following the west line of the property described in deed book 5720, page 872, S 47° 24' 24" E, 518.0 feet;
Thence continuing with said line S 10° 14' 24" E, 243.7 feet to the southerly right of way of State Route 12 and the point of beginning;
Thence along said south right of way, N 41° 51' 25" E, 521.4 feet;
Thence N 42° 16' 53" E, 153.0 feet;
Thence N 76° 22' 38" E, 375.7 feet;
Thence N 44° 52' 06" E, 361.7 feet;
Thence N 71° 10' 44" E, 347.8 feet;
Thence S 26° 34' 13" E, 122.4 feet;
Thence N 80° 01' 54" E, 468.0 feet
Thence S 01° 13' 27" E, 511.2 feet, more or less, to the south line of the original tract;
Thence along said original south line, S 63° 50' 36" W, 365.0 feet;
Thence S 35° 10' 36" W, 160.0 feet;
Thence S 21° 25' 36" W, 185.0 feet;
Thence S 70° 20' 36" W, 455.0 feet;
Thence N 53° 09' 24" W, 350.0 feet;
Thence S 74° 50' 36" W, 168.0 feet;
Thence S 43° 25' 36" W, 438.0 feet;
Thence N 73° 34' 24" W, 225.0 feet;
Thence N 10° 14' 24" W, 291.1 feet to the point of beginning.

Being the same property conveyed to Tommy Smith and Kelton D. Herston by deeds of record in Book 4852, page 894 and Book 5720, page 872, Register's Office for Davidson County, Tennessee.

State of Tennessee, County of WILLIAMSON
Received for record the 29 day of
APRIL 2003 at 10:35 AM. (RECH 541282)
Recorded in official records
Book 2809 Pages 174- 176
Notebook 71 Page 488
State Tax $ 192.40 Clerks Fee $ 1.00,
Recording $ 17.00, Total $ 210.40,
Register of Deeds SADIE WADE
Deputy Register JESSICA MANGRUM

JS.

KDH by MS