Davidson County DEEDWARR
Recvd: 09/30/03 14:42 3pgs
Fees:18.00 Taxes:1628.00
20030930-0144271

After Recording Return To:
TransContinental Title Company
2630 Elm Hill Pike, Suite 100
Nashville, TN 37214
Deal No.: 21-6916

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
Young & Perl, PLC
One Commerce Square, Suite 2380
Memphis, Tennessee 38103

New Owner/ Property Being Conveyed
DEBORAH CAVANNAUGH &
SAMUEL A. CAVANNAUGH
9500 New Highway 96 W
Franklin, TN 37065

Send Tax Bills To:
New Owner

Map & Parcel:
178-00-050.00

WARRANTY DEED

This instrument, made and entered into on this the 29th day of August, 2003, by and between JAMES D. STEPHENSON who is appointing RAYMOND C. PRYOR with his Power of Attorney, a single man, Grantor, and DEBORAH CAVANNAUGH and SAMUEL A. CAVANNAUGH, husband and wife, Grantees. VdM VdM

WITNESSETH:

That for and in consideration of the sum of $440,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantees, their successors and assigns, the following described real estate:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 178, ASSESSOR'S OFFICE AND LYING IN METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED IN GENERAL BY STATE HIGHWAY 96 ON THE SOUTH; KENNETH E. VARGAS ON THE WEST; STEPHENSON'S 10 ACRE DIVISION ON THE NORTH; STEPHENSON'S 2.11 ACRE DIVISION AND KIMBERLY RICHEY ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE R.O.W. MONUMENT ON THE NORTH MARGIN OF STATE HIGHWAY 96, THE SOUTHEAST CORNER OF KENNETH E. VARGAS (REF. DEEDBOOK 11552 PAGE 430 R.O.D.C.) THENCE LEAVING STATE HIGHWAY 96 AND WITH VARGAS' EAST LINE N 31° 25' 49" E 879.36' TO AN IRON PIN SET THIS SURVEY;

THENCE LEAVING VARGAS AND WITH A NEW LINE OF STEPHENSON'S 10.00 ACRE TRACT, S 77° 30' 06" E 296.24' TO AN IRON PIN SET THIS SURVEY, THE NORTHWEST CORNER OF STEPHENSON'S 2.11 ACRE TRACT; THENCE WITH THE WEST LINE OF SAID 2.11 ACRE TRACT, WITH NEW LINES S 44° 21' 55" W 582.81' TO AN IRON PIN SET; THENCE S 50° 52' 11" E 125.00' TO AN IRON PIN SET IN THE WEST LINE OF KIMBERLY RICHEY (REF. DEEDBOOK 10715 PAGE 54 R.O.D.C.); THENCE LEAVING THE 2.11 ACRE TRACT AND WITH RICHEY'S WEST LINE S 31° 07' 49" W 392.76' TO A WOOD CORNER FENCE POST ON THE NORTH MARGIN OF STATE HIGHWAY 96; THENCE LEAVING RICHEY AND WITH THE NORTH MARGIN OF SAID HIGHWAY N 59° 54' 05" W 177.11' TO AN EXISTING CONCRETE R.O.W. MONUMENT; THENCE N 65° 14' 16" W 102.33' TO THE POINT OF BEGINNING, CONTAINING 5.05 ACRES, MORE OR LESS.

THE ABOVE TRACT IS SUBJECT TO A 25' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING FROM STATE HIGHWAY 96 THROUGH THE ABOVE TRACT TO THE SOUTH LINE OF STEPHENSON'S 2.11 ACRE TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT A WOOD CORNER POST ON THE NORTH MARGIN OF STATE HIGHWAY 96, THE SOUTHWEST CORNER OF KIMBERLY RICHEY (REF. DEEDBOOK 10715 PAGE 54 R.O.D.C.) THENCE LEAVING RICHEY AND WITH THE NORTH MARGIN OF STATE HIGHWAY 96, N 59° 54' 05" W 19.00' TO A POINT IN THE CENTER OF A 25' INGRESS-EGRESS AND UTILITY EASEMENT; THENCE LEAVING STATE HIGHWAY 96 AND WITH THE CENTER OF SAID EASEMENT N 22° 59' 34" E 94.05 TO A POINT; THENCE N 16° 09' 53" E 310.53' TO A POINT IN THE SOUTH LINE OF STEPHENSON'S 2.11 ACRE TRACT, LOCATED S 58° 52' 11" E 12.50' FROM SAID 2.11 ACRE TRACT'S SOUTHWEST CORNER.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JAMES D. STEPHENSON, BY WARRANTY DEED FROM CLARA M. ADCOCK, DATED 12/22/1999 AND RECORDED 12/22/1999 IN INSTRUMENT NO. 11991222-0306065, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX PARCEL IDENTIFICATION # 178-00-050.00
PROPERTY ADDRESS: 9500 New Highway 96 W, Franklin, TN 37065

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, their successors and assigns, that they have lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that they,

the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set his hand and seal on this the date first above written.

James D Stephenson, who appoints Raymond Chyor with his Power of Attorney.

JAMES D. STEPHENSON, who appoints RAYMOND C. PRYOR with his Power of Attorney

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainor, JAMES D. STEPHENSON, who appoints RAYMOND C. PRYOR with his Power of Attorney, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid, on this the 29th day of August, 2003.

Notary Public
My Commission Expires 7/21/07

JAMES T. SEARS NOTARY PUBLIC AT LARGE Davidson County TN

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 440000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Michelle Wilson
Affiant

Subscribed and sworn to before me, this the 29th day of August 2003.

Notary Public My Commission Expires: 7/21/07

JAMES T. SEARS NOTARY PUBLIC AT LARGE Davidson County TN

Name and Address of Property Owner:

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.