WARRANTY DEED

FILE BOX 19B
03-11-024-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of November, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/19/03 15:57 2pgs
Fees:13.00 Taxes:703.00

20031119-0169039

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
HURLEY-Y, A TENNESSEE GENERAL PARTNERSHIP	" NEW OWNER "	181
(NAME) 3180 Old Franklin Road	(NAME)	35.00
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **EUGENE T. COLLINS, TRUSTEE WITH FULL POWER TO CONVEY WITHOUT JOINDER OF ANY BENEFICIARY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HURLEY-Y, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in 5th Civil District of Davidson County, Tennessee, described according to a survey made by Mark D. Hagewood, Surveyor, dated August 10, 1967, as follows:

BEGINNING at an iron pin in the southerly margin of Culbertson Road at the northwest corner of Batson's Property; thence with a fence, said fence being the dividing line between King's Land and Batson's Land, South 1° 16' West 682.8 feet more or less to an iron pin beside a witness stone at a corner in the fence; thence with said fence South 89° 06' West 238.2 feet more or less to an iron pin in the fence; thence with said fence, North 89° 54' West 251.7 feet more or less to an iron pin in the fence; thence with fence dividing Martin's land and King's land South 89° 26' West 23.5 feet more or less to an iron pin; thence with said fence North 67° 57' West 44.6 feet more or less to an iron pipe in the easterly margin of Culbertson Road; thence North 67° 17' West 16.7 feet more or less to the center of Culbertson Road; thence with the center of Culbertson road; thence North 3° 55' East 99.8 feet more or less; North 22° 09' East 49.8 feet more or less; thence North 29° 51' East 100.0 feet more or less; thence North 24° 28' East 99.8 feet more or less; thence North 12° 39' East 74.8 feet more or less; thence North 6° 36' East 129.9 feet more or less; thence North 29° 41' East 50.0 feet more or less; thence North 63° 41' East 60.0 feet more or less; thence North 82° 22' East 384.7 feet more or less; thence from the center of the road South 1° 23' East 14.3 feet more or less to the point of BEGINNING, containing 7.22 acres more or less.

BEING the same property conveyed to Eugene T. Collins, Trustee, by Deed from J. D. Stevens, Trustee, of record in Book 11070, Page 526, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which has been prorated and paid by the Grantor(s) herein.

BEING unimproved ☒
Improved ☐ property known as: 6057 Culbertson Road, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 20th day of November, 2003.

EUGENE T. COLLINS, TRUSTEE

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 **EUGENE T. COLLINS, TRUSTEE WITH FULL POWER TO CONVEY WITHOUT JOINDER OF ANY BENEFICIARY**, the bargainor, 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.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.