Send tax bills to:

5024 Bull Run Rd
Ashland City, Tn 37015

Map & Parcel
57-6

Davidson County DEEDWARR
Recvd: 04/16/04 15:44 3pgs
Fees:18.00 Taxes:255.30
20040416-0043337

THIS INSTRUMENT PREPARED BY CRISTI SCOTT, CLERK AND MASTER
CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, METRO COURTHOUSE
NASHVILLE, TENNESSEE

THIS INDENTURE, made the 15th day of April, A.D. 2004, between CRISTI SCOTT, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and RONALD T. THORNTON AND WIFE, RHONDA C. THORNTON, parties of the second part,

WITNESSETH, that an offer for the purchase of the real estate hereinafter described was submitted to said Court by said RONALD T. THORNTON AND WIFE, RHONDA C. THORNTON, and by an order of said Court, in the case of William Granstaff, Plaintiff and JAMES ROBERTS, JR., ET AL, Defendants, Case No. 02-1802-II, and entered as Order I. D. No. 419046, the said Court did approve and accept said offer and sell said real estate upon the terms thereof to the said RONALD T. THORNTON AND WIFE, RHONDA C. THORNTON for SIXTY NINE THOUSAND DOLLARS AND NO CENTS ($69,000.00), said consideration having been paid as required by the order,

NOW, THEREFORE, in order to carry into effect the sale, pursuant to the order, CRISTI SCOTT, as Clerk and Master, does transfer and convey to RONALD T. THORNTON AND WIFE, RHONDA C. THORNTON and to their heirs and assigns forever, the parcel or tract of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows:

> Being a tract of land as shown on Property Map 57, Assessor's Office, and lying at the intersection of Old Hickory Boulevard and Bull Run Road in Metropolitan Davidson County, Nashville, Tennessee.

Bounded in general by Old Hickory Boulevard on the east; Bull Run Road on the south; Henry C. Warrick on the west and north; more particularly described as follows:

Beginning at an iron pin set on the north margin of Bull Run Road (25' from the center), located N 55° 32' 57" W 440.18' from an existing iron spike at the centerline intersection of Old Hickory Boulevard and Bull Run Road, said iron pin also being a corner of Henry C. Warrick (ref. Deedbook 6934 Page 166 R.O.D.C.); thence leaving Bull Run Road and with Warrick's east fence line N23°53'25"E 130.08' to an iron pin set near a fence corner; thence continuing with Warrick's south line N 78° 05' 47" E 118.60' to an iron pin set; thence S 70° 35' 00" E running north of a fence 331.78' to an iron pin set on the west margin of Old Hickory Boulevard (located N 70° 35' 00" W 25.22' from an existing iron spike in the center of Old Hickory Boulevard); thence leaving Warrick and with the west margin of Old Hickory Boulevard S 27° 00' 00" W 254.66' to an iron pin set; thence with a return curve to the right having the following characteristics:

Delta=94°08'50"; Radius=25.00'; Arc=41.08'; Tangent=26.88'; Chord= S74°04'25"W 36.61' to an iron pin set on the north margin of Bull Run Road; thence with the north margin of Bull Run Road N 58° 51' 10" W 363.36' to the point of beginning, containing 2.21 acres, more or less, and being a portion of C. C. Roberts and Margaret Roberts property as recorded in Deed Book 989 Page 48 Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated September 02, 2003.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging to RONALD T. THORNTON AND WIFE, RHONDA C. THORNTON and to their heirs and assigns forever,

IN WITNESS WHEREOF, the said CRISTI SCOTT, Clerk and Master as aforesaid, has hereunto set her hand the date first above written.

Cristi Scott

CLERK AND MASTER

TAI This is improved Property at 5164 Bull Run Rd. Ashland City, Tn 37015

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Vicki Bailey, a Notary Public in and for said County and State, the within named CRISTI SCOTT, Clerk and Master, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2004.

Vicki J. Bailey
NOTARY PUBLIC

VICKI J. BAILEY NOTARY PUBLIC

My Commission expires November 27, 2004.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF April 2004.

Deputy Register