Box 13
#7891

Davidson County DEEDWARR
Recvd: 05/20/04 15:30 3pgs
Fees:18.00 Taxes:1202.50
20040520-0059666

Prepared by:

Bobo, Hunt & White
202 Union Planters Bank Bldg.
Shelbyville, TN 37160

Information contained in this Deed was furnished by the parties.

Tax Responsibility:
AMERICAN HOME MORTGAGE
520 BROADHOLLOW Road
MELVILLE, NY 11747

Map 135, Parcel 187 SP

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, BILLY F. THOMAS, unmarried, have this day bargained and sold and do hereby sell, transfer and convey unto ROBERT C. LISK, an unmarried man, his heirs and assigns, certain real estate lying and being in the Second (2nd) Civil District of Davidson County, Tennessee, and being more particularly described as follows:

TRACT NO. 1: Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being part of lot No. 8 on the map of Marshall Dennison, deceased, lands, as of record in book 161, page 41, Register's Office for said County, and described as follows:

Beginning at a point on the southerly line of lot No. 8 on the above cited plan, said point being the point of intersection of the southerly line of said lot and the westerly margin of Ned Shelton Road; thence south 84 degrees 26' west 150 feet to a point, said point being the southeasterly corner of lot No. 10 on said plan; thence with the common line between lost Nos. 8, 9 And 10 on said plan north 41 degrees 24' west 456 feet to a point; thence with the common line between said lot No. 8 and lot No. 9, north 14 degrees 24' west 140 feet to a point in the westerly margin of Ned Shelton Road; thence with said margin southeastwardly 30 feet, more or less, to a point; thence continuing with said margin southeastwardly and with a curve to the right, said curve having a radius of 930.37 feet, a distance of 229.8 feet to a point; thence continuing with said margin southeastwardly 153.4 feet to a point; thence continuing with same southeastwardly with a curve to the left, said curve having a radius of 980.36 feet, a distance of 245.5' to a point; thence continuing with said margin southeastwardly 20 feet, more or less, to the point of beginning.

TRACT NO. 2: Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 9 and 10 on the Plan of the Lands of M. Dennison, deceased, as of record in Book 161, page 41, Register's Office for said County, described together in part according to a survey made by Dorris E. Bonner, January 14, 1960, as follows:

Beginning at a point in the center of Ned Shelton Road, formerly Steele Road, said point being the most northerly southeast corner of the property conveyed to Orville McClendon and wife, by deed from E. D. Shelton of record in Book 3027, page 451, said Register's Office; thence with said McClendon's southeast line and passing through an iron pin on the westerly margin of said Road, south 59 degrees west 249.8 feet to an iron pin; thence with the same south 67 degrees west 315.4 foot to an iron pin at an inner corner of said McClendon's property; thence with the northeasterly line of said McClendon's property, south 21 degrees east 470.5 feet to an iron pin in the southerly line of said Lot No. 10, said iron pin being also located at said McClendon's most southerly southeast corner; thence along the southerly line of said Lot No. 10, north 89 degrees 30' east to a stake at the most southerly common corner of Lots 8 and 10 on the said Plan of the Lands of M.

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BOBO, HUNT & WHITE
202 UNION PLANTERS
BANK BLDG.
SHELBYVILLE, TN 37160

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Dennison, deceased, said stake being the most westerly southwest corner of the property conveyed to Robert C. Freeman and wife, by deed from E. D. Shelton and wife, of record in Book 2033, page 498, said Register's Office; thence along the line between said Lots No. 8 and 10 and continuing along the line between said Lots No. 8 and 9, being said Freeman's westerly line, north 33 degrees west 32.80 poles and north 6 degrees west as many as 12 poles and possibly north 48 degrees east to but no further than the center of Ned Shelton Road; thence northerly along the center of Ned Shelton Road; thence northerly along the center of Ned Shelton Road along a curve to the right, to the point of beginning.

Being the same property conveyed to Billy F. Thomas and wife, Cuemi H. Thomas, by Deed from T. H. Bissinger and wife, Sarah Matt Bissinger, dated July 9, 1985, of record in Book 6602, page 540, Register's Office of Davidson County, Tennessee.

BY WAY OF RECITAL, Cuemi H. Thomas is now deceased, and her husband, Billy F. Thomas, became the owner of the subject property as the surviving tenant by the entireties.

LESS AND EXCEPT the following property conveyed to Stanley W. Sadler, Sr., and wife, Tamara D. Sadler, by Deed from Billy F. Thomas, dated _____, 2004, of record in Book _____, page _____, Register's Office of Davidson County, Tennessee:

> Beginning at an iron pin in the southwest margin of the Ned Shelton Road, said point being the northeast corner of the Robert L. Henley property (Book 5063, Page 727), and said point being the southeast corner of the property herein conveyed; thence North 86 deg. 41 min. 59 sec. West along the Henley fence 279.81 feet to an iron pin in fence; thence North 08 deg. 55 min. 33 sec. West 204.64 feet to an iron pin in the southern boundary of the real estate conveyed by Billy F. Thomas to Robert Charles Lisk; thence along the Lisk boundary, South 86 deg. 41 min. 59 sec. East 144.61 feet to an iron pin in the southwest margin of said Ned Shelton Road; thence along the margin of said road, South 32 deg. 32 min. 02 sec. East 42.62 feet to an iron pin in said road margin; thence continuing with the radius of said road 127.80 feet to a stake in the margin of said road; thence continuing with said road margin, South 42 deg. 20 min. 46 sec. East 98.15 feet to the point of beginning, containing 0.943 acres, more or less.
>
> This property is subject to a ten (10) foot public utility and drainage easement on the south boundary of this property of record in P.B. 8250, page 468, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

To have and to hold said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said ROBERT C. LISK, his heirs and assigns, forever.

I covenant that I am lawfully seized and possessed of said property; have a good and lawful right to sell and convey the same, and that it is free and unencumbered, except for restrictions of record, if any.

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I further covenant and bind myself, my heirs, representatives and assigns, to forever warrant and defend the title to said property unto the said ROBERT C. LISK, his heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

Witness my signature, this 6th day of May, 2004.

Billy F Thomas
BILLY F. THOMAS

STATE OF TENNESSEE

COUNTY OF DAVIDSON.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named BILLY F. THOMAS, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 6th day of May, 2004.

Judy Brown
Notary Public

JUDY BROWN NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

My commission expires: 9-21-04

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert C Lisk
Affiant

Subscribed and sworn to before me this the 6th day of May, 2004.

Beth Triplett
Notary Public or Register

My commission expires: 3/28/2006

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

~~After Recording, Mail to Buyer at:~~ New Owner:

Robert C Lisk
2975 Ned Shelton Rd
Nashville, TN. 37217

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