Davidson County DEEDWARR
Recvd: 06/01/04 09:31 2pgs
Fees:13.00 Taxes:629.00
20040601-0063529

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 541C

ADDRESS NEW OWNER:
Brandon K. Faircloth
3500 Hobson Pike
Hermitage, Tennessee 37076-3849

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of the South
551 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MAP **124.00**
GROUP
PARCEL **61.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Geraldine Clark Chambers** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Brandon K. Faircloth, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, and the 25th Civil District of Wilson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee License Surveyor No. 654 and as drawn by T & H Land Surveyors, and described as follows:

Beginning at a point in the southerly margin of Hobson Pike, said point being the most westerly line of the Co-Op Properties, Inc. Farm in the southerly margin of Hobson Pike; thence North 84 degrees 14 minutes East in the southerly margin of Hobson Pike 50 feet to a point; thence South 4 degrees 16 minutes West 1157.70 feet to a point; thence North 82 degrees 53 minutes East 579.65 feet to a point; thence South 6 degrees 20 minutes West 1033 feet to a point; thence North 83 degrees 40 minutes West 585 feet to a point; thence North 5 degrees 13 minutes East 230 feet to a point; thence North 4 degrees 16 minutes East 1819 feet to the point of beginning, containing 14.52 acres, more or less.

Included in the above description, but excluded from this conveyance is the following described property:

Beginning at a U. S. Corp of Engineers Concrete Monument No. 908-1, said point being the northwesterly corner of subject tract and the southeasterly corner of property of Tennessee Auto Mart, Inc., Book 8722, page 810; Thence leaving said monument and with the remaining land of Lee Eaks, South 86° 39' 14" East, 597.09 feet to an iron rod; Thence with property of James A. Pearson, Book 5618, page 958, South 8° 10' 57" West, 394.67 feet to an iron rod; Thence with property of The Nature Conservancy, Book 8587, page 355, being Parcel No. 147, Property Map 138, North 81° 41' 08" West, 584.76 feet to an iron rod; Thence with property of U. S. Corp of Engineers, being J. Percy Priest Reservoir Project, North 6° 28' 43" East, 343.13 feet to the point of beginning and containing 5 acres, more or less.

The above description is based upon the survey prepared by Robert Lee Spears, Registered Land Surveyor, #126, 4075 North Mt. Juliet Road, Mt. Juliet, Tennessee 37122.

Being the same property conveyed to Geraldine Clark Mouse by deed from Lee Eakes and wife, Connie Eakes dated August 3, 1999, of record in Deed Book464, Pager 792, Register's Office for Wilson County, Tennessee, and in Book 11610, page 365, Register's Office for Davidson County, Tennessee.

Geraldine Clark Chambers and Geraldine Clark Mouse are one and the same person.

This is improved property known as 3500 Hobson Pike, Hermitage, Tennessee 37076-3849. Possession is to be given on May 27, 2004.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 28th day of May, 2004.

Geraldine Clark Chambers

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Geraldine Clark Chambers**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 6.26.04

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 6.26.04