WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.

(AFFIX SEAL)

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Domingo A. Carletello	SAME	Part of 66-34
(NAME)	(NAME)	
1226 OLD CHARLOTTE PIKE		
(ADDRESS)	(ADDRESS)	
PEGRAM, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George E. Powell, Executor of the Estate of Frances Hendrickson Powell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Domingo A. Carletello and Stacey L. Carletello, husband and wife, and Curtis M. Groves and Faith J. Groves, husband and wife, and David W. Duke III and Kayce M. Duke, husband and wife, as tenants in common HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 06/22/04 13:13 4pgs
Fees:23.00 Taxes:2238.50
20040622-0073801

unimproved ☒

This is improved ☐ property, known as River Road, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 heirs 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 my hand this 16th day of June, 2004.

George E. Powell, Executor of the Estate of Frances Hendrickson Powell

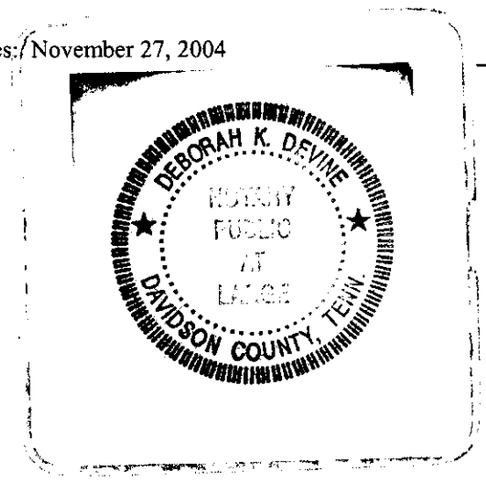
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George E. Powell, Executor of the Estate of Frances Hendrickson Powell, 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.

Witness my hand and official seal at Nashville, Tennessee this 16th day of June, 2004.

My Commission expires: November 27, 2004



Deborah K. Devine Notary Public

File No.: 1181

EXHIBIT A

Beginning at an iron pin in the right-of-way of River Road Pike. Said pin being the southeast corner of Cumberland Heights. Davidson County property Map 66 Parcel 32; thence north 11deg 30 min 00 sec east 4323.97 feet (passing an iron pin at 4239.97 feet) to a point in the Cumberland River; thence with river south 77 deg 37 min 39 sec east 1060.79 feet to a point; thence leaving river south 11 deg 19 min 20 sec west 3745.88 feet (passing an iron pin at 114.36 feet) to an iron pin;
thence north 78 deg 02 min 36 sec west 637.69 feet to an iron pin;
thence south 11 deg 03 min 13 sec west 342.95 feet to an iron pin;
thence south 78 deg 01 min 31 sec east 635.42 feet to an iron pin;
thence south 11 deg 26 min 02 sec west 201.00 feet to an iron pin;
thence south 85 deg 55 min 51 sec west 648.14 feet to an iron pipe;
thence south 14 deg 04 min 52 sec west 141.38 feet to an iron pin in the right-of-way of River Road Pike; thence with said pike with a curve to the right having a central angle of 01 deg 10 min 10 sec, a radius of 3648.16 feet, a length of 74.46 feet, a chord bearing of north 42 deg 47 min 48 sec west and a chord of 74.46 feet to an iron pin;
thence north 42 deg 12 min 41 sec west 109.28 feet to an iron pin;
thence with a curve to the left having a central angle of 6 deg 58 min 50 sec, a radius of 2869.21 feet, a length of 349.57 feet and a chord bearing of north 45 deg 42 min 07 sec west and a chord of 349.35 feet to the point of beginning containing 103.20 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED HEREWITH IS THE FOLLOWING DESCRIBED PARCEL:

Beginning at an iron pin on the right-of-way of River Road Pike, said iron pin being the southeast corner of the previously described 103.20 acre tract; thence with said road with a curve to the right having a central angle of 01 deg 10 min 10 sec, a radius of 3648.16 feet, a length of 74.46 feet, a chord bearing of north 42 deg 47 min 48 sec west, and a chord distance of 74.46 feet to an iron pin;
thence north 42 deg 12 min 41 sec west 50.54 feet to an iron pin;
thence north 11 deg 30 min 00 sec east 448.90 feet to an iron pin;
thence south 78 deg 01 min 31 sec east 731.72 feet to an iron pin;
thence south 11 deg 26 min 02 sec west 201.00 feet to an iron pin;
thence south 85 deg 55 min 51 sec west 648.14 feet to an iron pipe;
thence south 14 deg 04 min 52 sec west 141.38 feet to the point of beginning containing 5.36 acres, more or less.

Being part of the same property conveyed to Frances Hendrickson Powell and husband, Henry L. Powell by Warranty Deed from J. G. Hendrickson and wife, Frances Marion Hendrickson, of record in Book 1260, Page 150, Register's Office for Davidson County, Tennessee. The said Henry L. Powell having since died on February 25, 1996. The said Frances Hendrickson Powell having since died in October, 2002, and by her Last Will and Testament appointed George E. Powell, as Executor of the Estate of Frances Hendrickson Powell, deceased.

Grantor hereby reserves unto himself, his heirs, successors and assigns, a perpetual easement for use and maintenance of drainfield for septic system contiguous and running with the land which serves the 5.36 acre tract and more specifically described as follows:

File No.: 1181

Beginning at an iron pin, said pin being the Southwest Corner of the Charles Powell Property as recorded in Book 5101, Page 748, Register's Office for Davidson County, Tennessee, thence North 78 Deg 01 Min 31 Sec West 96.30 feet to an iron pin; thence South 11 Deg 30 Min 00 Sec 140.00 Feet to the Point of Beginning of said Easement; thence South 11 Deg 30 Min 00 Sec West 100.00 to a Point; Thence North 78 Deg 30 Min 00 Sec Wes t100.00 to a point; thence North 11 Deg 30 Min 00 Sec East 100.00 to a point; thence South 78 Deg 30 Min 00 Sec East 100.00 the Point of Beginning containing 10,000 square feet or 0.23 acres, more or less.