

Carolyn P. Watson

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: JUNE 3, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,330.20

Charles H Holloway
Affiant
Mary K. Holloway

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2004

Notary Public

MY COMMISSION EXPIRES

File No. G4-1820D

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Charles H. Holloway and Mary K. Holloway, husband and wife (NAME) | SAME (NAME) | P/O 49-141, 142 & 318 |
| 109 Sandy Springs Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Davidson County DEEDWARR<br>Recvd: 06/24/04 14:39 3 pgs<br>Fees:18.00 Taxes:482.22<br>20040624-0075333 |
| Dothan, AL 36303 (CITY) (STATE) (P.O. ZIP) | (CITY)(STATE) (ZIP) | |

FOR AND IN 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, Owen Sanders and/or Elizabeth Ann Waggoner, Co-Trustees of the Clarice F. Sanders Family Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles H. Holloway and Mary K. Holloway, husband and wife, 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" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as Tract #22, Knight Drive, Whites Creek, TN 37189.

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. Whenever 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/our hand(s) this 18th day of June, 2004.

Owen Sanders
Owen Sanders, Co-Trustee

Elizabeth Ann Waggoner
Elizabeth Ann Waggoner, Co-Trustee

06/16/2004 11:28 6158556882 SMITH SCHOLAR ASSOC PAGE 14/21

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 Owen Sanders, Co-Trustee and Elizabeth Ann Waggoner, Co-Trustee on behalf of the corporation, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 18th day of June, 2004.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Owen Sanders and Elizabeth Ann Waggoner , Co-Trustees for The Clarice F. Sanders Family Trust, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of June, 2004.

My Commission Expires: 10/26/04

_____
Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of June, 2004.

My Commission Expires:_____

_____
Notary Public

**Prepared by & Return to**

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

EXHIBIT "A"

SANDERS FARM FAMILY TRUST
TRACT #22-19.11 ACRES

BEING located in the 12th Civil District, Davidson County, Tennessee, on the southwest side of Knight Drive, and being a portion of the property of record in Deed Book 8266, Page 991, Register's Office, Davidson County, Tennessee. See Tax Map 49, Parcel 141, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the southwest margin of Knight Drive, same being the northernmost northwest corner of this tract and the easternmost northeast corner of William T. Lee, Jr.; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 19 degrees 22 minutes 40 seconds, a radius of 502.55 feet, a tangent length of 85.80 feet and a chord of South 65 degrees 46 minutes 18 seconds East 169.16 feet; thence along said curve an arc length of 169.96 feet to an iron rod in said margin; thence leaving road with line of Tract #21 of the Sanders Farm (5.79 acres as per survey of same date) South 30 degrees 01 minute 13 seconds West 1265.31 feet to an iron rod; thence with line of Tract #18 of the Sanders Farm (24.90 acres as per survey of same date) North 84 degrees 58 minutes 31 seconds West 459.77 feet to an iron rod; thence with line of Fontanel Properties, LLC and Helen B. Huff North 05 degrees 54 minutes 27 seconds East 1155.54 feet to an iron rod; thence continuing with line of Huff and William T. Lee, Jr. South 84 degrees 40 minutes 08 seconds East 823.00 feet to an iron rod; thence continuing with line of Lee North 01 degree 45 minutes 08 seconds West 51.80 feet to the point of beginning containing 19.11 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated May 3, 2004.

Being part of the same property conveyed to Owen Sanders and/or Elizabeth Ann Waggoner, Co-Trustees of the Clarice F. Sanders Family Trust, by Deed of Record as Instrument #20040615-0070809, Register's Office for Davidson County, Tennessee.