THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 07/22/04 15:43 3pgs
Fees:18.00 Taxes:148.00
20040722-0088003

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Paul S. Wilkerson and Sherrie M. Wilkerson 2504 Barclay Drive Nashville, TN 37206	Paul S. Wilkerson and Sherrie M. Wilkerson 2504 Barclay Drive Nashville, TN 37206	22/197

FOR AND IN CONSIDERATION of the sum of Forty Thousand Dollars and no/100 ($40,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Barbara K. Wade (the "Grantor") has bargained and sold and by these presents does transferred and convey unto Paul S. Wilkerson and Sherrie M. Wilkerson, (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract of land shown on property map 22, assessor's office, bounded in general by Gary Stinson on the north; the David Wade remainder on the east and south; and David Williams, Gary Huffman, and Jackie Moore on the southwest, and lying on a 50-foot ingress-egress easement which runs northerly up the hill from Swindle Road, more particularly described as follows:

Beginning at an iron pin set on the west side of the intersection of two 50-foot ingress-egress easements, said pin being located in the south line of Gary Stinson (Ref. Deed Book 7846, page 802, R.O.D.C.); thence with Stinson's south line, N 79 deg. 51 min. 26 sec. E 26.28 ft to a point near the intersection of the two easements, said point being Stinson's southeast corner; thence leaving Stinson and with 4 new lines running along the centerline of one 50 foot ingress-egress easement, S 30 deg. 48 min. 18 sec. W 74.14 ft to an iron pin set in the centerline of the easement and S 24 deg. 22 min. 01 sec. W 120.69 ft to an iron pin; thence leaving the centerline of the easement S 39 deg 05 min 49 sec E, passing a witness iron pin set at 25.42 ft, in all 175.71 feet to an iron pin set, and S 76 deg. 59 min. 38 sec. W 462.17 ft to an iron pin set, said pin being David Williams' easternmost corner (Ref. Deed Book 7623, page 156, R.O.D.C.).

Thence with Williams' northeast line N 39 deg. 05 min. 49 sec. W, passing a witness iron pin set at 64.86 ft, an iron pin set in the centerline of the last-mentioned 50 ft easement at 90.44 ft, and another witness iron pin set at 116.02 ft, in all 379.75 feet to an existing iron pin, said pin being Gary Huffman's easternmost corner (Ref. Deed Book 6415, page 739, R.O.D.C.); thence leaving Williams and with Huffman's northeast line, N 49 deg. 28 min. 02 sec W 150.41 ft to an existing iron pin, said pin being the easternmost corner of Jackie Moore (Ref. Deed Book 6234, page 781, R.O.D.C.); thence leaving Huffman and with Moore's northeast line, N 49 deg. 26 min. 52 sec. W 228.01 ft to an existing iron pin in Gary Stinson's south line, said pin being the easternmost corner of Clyde Lee (Ref. Deed Book 4336, page 460, R.O.D.C.).

Thence leaving Moore and Lee, and with Stinson's south line, S 74 deg. 02 min. 48 sec. E 665.58 ft. to an iron pin set, and N 79 deg. 51 min. 26 sec. E 293.076 ft. to the point of beginning, containing 5.05 acres, more or less, and being part of Deed Book 6641, page 862, and part of Deed Book 7502, page 122, Register's Office, according to a survey dated 8/12/87 and revised 8/24/89 by Randolph L. Chapdelaine, R.L.S. # 1444, 5106 Old Harding Road, Franklin, TN 37064.

The above-described tract is served by 50 foot ingress-egress easement which runs northerly and up the hill from Swindle Road to join at the eastern part of the property. And the above-described tract is subject to a portion of the same 50 feet ingress-egress easement, which portion runs along the southeast side, and then through the middle of this property; the centerline of said portion being more particularly described as follows:

Beginning at a point near the intersection of two 50 foot ingress-egress easements, said point being the easternmost corner of the above-described 5.05 acre tract; thence with the southeast side of said tract and the centerline of one 50 foot easement, S 30 deg. 48 min. 18 sec. W 74.14 ft to an iron pin set; thence S 24 deg. 22 min. 01 sec. W 120.69 ft to an iron pin set; thence leaving the property line and heading through the 5.05 acre tract, S 40 deg. 28 mi. 09 sec. W 115.27 ft to an iron pin set; thence S 63 deg. 28 min. 40 sec. W 43.14 ft to an iron pin set; thence S 84 deg. 45 min. 17 sec. W 137.88 ft to an iron pin set; thence S 72 deg. 57 min. 52 sec. W 121.47 ft to an iron pin set; thence S 84 deg. 45 min. 17 sec. W 137.88 ft to an iron pin set; thence S 72 deg. 57 min. 52 sec. W 121.47 ft to an iron pin set; and S 63 deg. 07 min. 17 sec. W 33.27 ft to an iron pin set in the southwest line of the 5.05 acre tract, said pin being located N 39 deg. 05 min. 49 sec. W 90.44 ft from the iron pin easternmost corner of David Williams (Ref. Deed Book 7623, page 156, R.O.D.C.).

Being part of the same property conveyed to David Wade by Marvin Williams and wife, Cherri Williams, by deed of record in Book 7845, page 652, Register's Office of Davidson County, TN, and also being part of the same property conveyed to David R. Wade III by deed from John Williams, Trustee, of record in Book 6641, page 862, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Charles E. Sherman and Deborah Sherman by Warranty Deed of record in Book 10758, page 776, R.O.D.C., Tennessee.

Being the same property conveyed to Barbara K. Wade by Trustee's Deed of Record in instrument number 20020717-0086171, Register's Office for Davidson County, Tennessee.

The property description was taken from a previously recorded instrument. No survey of the property was done in connection with this transaction.

Possession upon delivery of the Deed. 2004 real estate taxes to be pro rated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantor does covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, except as disclosed as follows:

1. Easement of record in Book 11641, Page 869, Register's Office of Davidson County, Tennessee and all easements, restrictions and covenants of record.

This conveyance is subject to the following restrictions:

1. No trailers allowed on the property.
2. No junk car or cars without current licenses allowed on property

And I do further covenant and bind myself, my heirs and assigns 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.

IN WITNESS WHEREOF, I have set our hands on this 22nd day of July, 2004.

Barbara K. Wade
Barbara K. Wade

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named Barbara K. Wade, the bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand in Nashville, Davidson County, Tennessee, this 22nd day of July, 2004.

Martin C. Giner
NOTARY PUBLIC

MARTIN C. GINER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 3-22-2008

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00.

Paul Wilkerson
AFFIANT

Sworn to and subscribed before me

this 22nd day of July, 2004.

Martin C. Giner
Notary Public

MARTIN C. GINER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN 3-22-2008

My Commission Expires: