WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/04 16:04 4pgs
Fees:23.00 Taxes:1424.50
20040902-0106639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385000.00

L. Patrick Conyers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 2004

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 22, 2007
(AFFIX SEAL)

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. Patrick Conyers (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 004
5532 Deer Run (ADDRESS)	201 Fourth Ave., North 7th Floor (ADDRESS)	PARCEL 174.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, James H. Pribble, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. Patrick Conyers and wife, B. Janie Conyers

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:

LAND in Davidson County, Tennessee, being Tract No. 16 on the plan of Coopertown Farms as attached to Declaration of Restrictive Covenants and Maintenance Agreement for Coopertown Farms of record in Book 8211, page 319, said Register's Office, and being more particularly described according to a field survey completed on September 27, 1990, by Joe H. Cummings, Tennessee Registered Land Surveyor No. 1513 as follows:

To find the POINT OF BEGINNING, start at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 1.0 mile along said right-of-way from its intersection with Whites Creek Pike, and being westerly 1093.06 feet along said right-of-way from an iron pin at its intersection with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334, Page 839, in the Register's Office of Davidson County, Tennessee; Thence, leaving said right-of-way and serving the property of Noble C. Caudill, II, of record in Deed Book 8114, page 913 in said Register's Office, with the easterly margin of an easement for ingress, egress, drainage and utilities, as follows: northwesterly with a curve concave to the northeast and having a radius of 25.00 feet, and arc distance of 37.56 feet through a central angle of 86 degrees 04 minutes 34 seconds to the point of tangency: Thence, continuing

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unimproved ( )
This is improved (X) property, known as 5532 Deer Run, Joelton, TN 37080
(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 31st day of August, 2004

James H. Pribble

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 James H. Pribble, an unmarried man

the bargainor , 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 Goodlettsville, Tennessee, on this the 31st day of August 2004.

Commission expires

Notary Public

DAVID L. WISDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public

LEGAL DESCRIPTION CONTINUATION

to sever said Caudill property with said margin, North 23 degrees 29 minutes 36 seconds West 175.32 feet to an iron pin at the beginning of a curve in said margin concave to the east and having a radius of 2108.22 feet; Thence, continuing to sever said Caudill property with said curve in said margin, northwesterly an arc distance of 394.16 feet through a central angle of 10degrees 42 minutes 44 seconds to an iron pin at the point of tangency: Thence, continuing to sever said Caudill property with said margin, North 12 degrees 46 minutes 53 seconds West 200.19 feet to an iron pin, THE POINT OF BEGINNING; Thence, continuing to sever said Caudill property with a curve in said margin concave to the east and having a radius of 1195.64 feet, northerly an arc distance of 331.20 feet through a central angle of 15 degrees 52 minutes 17 seconds to an iron pin at the point of tangency; Thence, leaving said margin and continuing to sever said Caudill property as follows: North 82 degrees 29 minutes 24 seconds East 827.69 feet to an iron pin, South 44 degrees 35 minutes 42 seconds West 624.84 feet to an iron pin, North 88 degrees 44 minutes 19 seconds West 354.10 feet to the BEGINNING containing 5.04 acres.

The above described tract is benefitted by an easement for the purpose of ingress, egress, drainage and utilities across said Caudill property between said tract and Coopertown Road, said easement being more particularly described as follows:

BEGINNING at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 1.0 mile along said right-of-way from its intersection with Whites Creek Pike, and being westerly 1093.06 feet along said right-of-way from an iron pin at its intersection with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334, page 839 in the Register's Office of Davidson County, Tennessee; Thence, with a curve in said right-of-way concave to the southeast and having a radius of 706.13 feet, southwesterly an arc distance of 96.66 feet, through a central angle of 16 degrees 42 minutes 16 seconds, to an iron pin; Thence, leaving said right-of-way and serving the property of Noble C. Caudill, II, as follows: northerly an arc distance of 37.56 feet with a curve concave to the northwest and having a radius of 25.00 feet, through a central angle of 86 degrees 04 minutes 41 seconds, to an iron pin at th point of tagency; Thence, North 23 degrees 29 minutes 36 seconds West 175.32 feet to an iron pin at the beginning of a curve concave to the east and having a radius of 2158.22 feet; Thence, with said curve, northwesterly an arc distance of 403.51 feet, through a central angle of 10 degrees 42 minutes 44 seconds, to an iron pin at the point of tangency; Thence, North 12 degrees 46 minutes 53 seconds West 200.19 feet to an iron pin at the beginning of a curve concave to the east and having a radius of 1245.64 feet; Thence, with said curve, northerly an arc distance of 345.05 feet, through a central angle of 15 degrees 52 minutes 18 seconds, to an iron pin at the beginning of a curve concave to the southwest and having a radius of 330.89 feet; Thence, with said curve, northwesterly an arc distance of 251.44 feet; through a central angle of 43 degrees 32 minutes 21 seconds, to an iron pin at the point of tangency; Thence, North 40 degrees 26 minutes 57 seconds West 327.78 feet to an iron oin at the beginning of a curve concave to the southwest and having a radius of 313.84 feet; Thence, with said curve, northwesterly an arc distance of 159.65 feet, through a central angle of 29 degrees 08 minutes 47 seconds, to an iron

LEGAL DESCRIPTION CONTINUATION

pin at the point of tangencey; Thence, North 69 degrees 35 minutes 44 seconds West 132.43 feet to an iron pin at the beginning of a curve concave to the south and having a radius of 50.00 feet; Thence, with said curve, westerly an arc distance of 36.14 feet, through a central angle of 41 degrees 24 minutes 35 seconds, to an iron pin at the beginning of a cul-de-sac curve concave to the east and having as radius of 50.00 feet; Thence, with said curve to the right, an arc distance of 229.35 feet, through a central angle of 262 degrees 48 minutes 57 seconds, to an iron pin at the beginning of a curve concave to the northeast and having a radius of 50.00 feet; Thence, with said curve, southeasterly an arc distance of 36.14 feet, through a central angle of 41 degrees 24 minutes 35 seconds to an iron pin at the point of tangency; Thence, South 69 degrees 35 minutes 44 seconds East 132.43 feet to an iron pin at the beginning of a curve concave to the southwest and having a radius of 363.84 feet; Thence, with said curve, southeasterly an arc distance of 185.08 feet, through a central angle of 29 degrees 08 minutes 47 seconds to an iron pin at the point of tangency; Thence, South 40 degrees 26 minutes 57 seconds East 327.78 feet to an iron pin at the beginning of a curve concave to the southwest and having a radius of 380.89 feet; Thence, with said curve, southerly an arc distance of 289.44 feet, through a central angle of 43 degrees 32 minutes 22 seconds, to an iron pin at the beginning of a curve concave to the east and having a radius of 1195.64 feet; Thence, with said curve, southerly an arc distance of 331.20 feet, through a central angle of 15 degrees 52 minutes 17 seconds, to an iron pin at the point of tangency; Thence, South 12 degrees 46 minutes 53 seconds East 200.19 feet to an iron pin at the beginning of a curve concave to the northeast and having a radius of 2108.22 feet; Thence, with said curve, southeasterly an arc distance of 394.16 feet, through a central angle of 10 degrees 42 minutes 44 seconds, to an iron pin at the point of tangency; Thence, South 23 degrees 29 minutes 36 seconds East 175.32 feet to an iron pin at the beginning of a curve concave to the northeast and having a radius of 25.00 feet; Thence, with said curve, southeasterly an arc distance of 37.56 feet through a central angle of 86 degrees 04 minutes 34 seconds, to the beginning containing 2.76 acres. Source of description: This descripton is based on field survey completed on September 26, 1990, by Joe M. Cummings, Tennessee Registerd Land Surveyor No. 1513, Cummings Associates Land Surveyors, 1204 Elmwood Avenue, Nashville, TN, 37212.

BEING the same property conveyed to James H. Pribble and Melba F. Jenkins by Warranty Deed dated May 16, 1997, from Joe N. Smith, Unmarried, of record in Book 10487, page 640, Register's Office for Davidson County, TN (The said Melba F. Jenkins, having since died).

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.