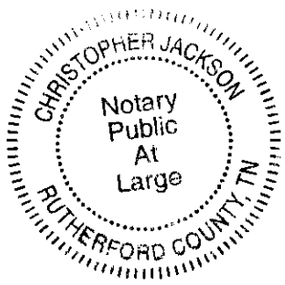
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/13/04 10:59 5pgs
Fees:28.00 Taxes:240.50

20040913-0110079

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Oaks of Lakeview	The Oaks of Lakeview	Map 76
(NAME) **1229 Lilac Drive**	(NAME) **Same**	Group 010
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	Parcel 115
(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,

James Richard Buntin ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Oaks of Lakeview , LLC

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 the Fourth Civil District of Davidson County, Tennessee and described according to an unrecorded survey dated October, 1972, prepared by Joel B. Spaulding and Company, Inc., to wit:

Beginning at a point which is the southwesterly corner of property conveyed to Berhop Investment, Inc. by deed from Robert C. Harris, et ux, of record in Book 5374, Page 92, Register's Office, Davidson County, Tennessee, thence with Tulip Grove Road south 00° 0' 11" east 200.00 feet to a point; thence north 89° 59' 49" east 268.06 feet to a point; thence south 00° 04' 23" west, 211.38 feet to a point; thence south 87° 35' 02" west to the point of beginning and containing 1.27 acres more or less.

Less and Except that part deeded to The State of Tennessee as set forth in Book 9913, Page 275, as described by Exhibit "A" attached hereto.

**

Agreement for Easement for Storm Sewers and Sanitary Sewers to Metro as shown of record in Deed Book 7568, Page 743, Register's Office for said County.

Easement as shown of record in Deed Book 9913, Page 275, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Tulip Grove Road, Nashville, TN

(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/our hand(s) this 30th day of July, 2004.

James Richard Buntin

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James Richard Buntin the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/30/2004

My Commission Expires: Aug. 20, 2007

Notary Public

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

File Number2405351
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

****Being the same property conveyed to Pearl Buntin by Final Decree of record in The Chancery Court for Davidson County, Tennessee in Book 6340, Page 150 dated July 8, 1984.**

The said Pearl Buntin having since deid leaving James Richard Buntin as her only child pursuant to the Affidavit of Heirship of record in Instrument Number 20040913-0110078, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

Tax Map 76-1
Parcel 115

Project:	County:	Tract:
19041-2258-04	DAVIDSON	18

KNOW ALL MEN BY THESE PRESENTS, That, I / we,

Pearl Buntin Estate herein represented by: James Buntin - Administrator

have bargained and sold, and by these presents do transfer and convey unto the State of Tennessee, the land and / or lands rights, more particularly described as follows:

This instrument and the property description below were prepared from the plans of the captioned project by:
CAPITOL CONSULTANTS, INC.
12049 Lebanon Road
Mt. Juliet, TN. 37122

BEGINNING at a point on the east existing right of way line for Tulip Grove Road, said point located 23.603 feet left of survey centerline station 13+36.299; thence with said east existing right of way line North 07 degrees 37 minutes 25 seconds East a distance of 200 feet to a point on the common property line between Berhop Investment, Inc. and the grantors herein; thence with said common property line South 84 degrees 48 minutes 17 seconds East a distance of 22 feet, more or less to a point on the east proposed right of way line for Tulip Grove Road, said point located 48 feet left of survey centerline station 11+35.40; thence with said east proposed right of way line South 07 degrees 34 minutes 02 seconds West a distance of 159.60 feet to a point on the common property line between R. D. Cockerall and the grantors said point located 46.45 feet left of survey centerline station 13+36.32; thence with said common property line North 82 degrees 22 minutes 35 seconds West a distance of 22 feet, more or less to the POINT OF BEGINNING and containing 0.111 acres and being a portion of the same property conveyed unto the grantors as of record in Deed Book 6340, Page 150, Register's Office for Davidson County, Tennessee.

The above described property is hereby conveyed in fee simple and the lien for property taxes against the same is to be removed as provided for in Section 67-5-203 Tennessee Code Annotated.

By this instrument the grantors hereby convey a permanent easement for construction and maintenance of a drainage facility. The land described below, on which the drainage facility is to be constructed is to remain the property of the undersigned and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of said facility.

BEGINNING at a point on the east proposed right of way line for Tulip Grove Road, said point located 48 feet left of survey centerline station 12+52; thence with said east proposed right of way line South 07 degrees 34 minutes 02 seconds West a distance of 43 feet to a point located 48 feet left of survey centerline station 12+95; thence continuing with said east proposed right of way line South 09 degrees 42 minutes 55 seconds West a distance of 41.35 feet to a point on the common property line between R. D. Cockerall and the grantors herein, said point located 46.45 feet left of survey centerline station 13+36.32; thence with said common property line South 82 degrees 22 minutes 35 seconds East a distance of 20.73 feet to a point located 67.18 feet left of

survey centerline station 13+36.34; thence North 08 degrees 47 minutes 50 seconds East a distance of 84.35 feet to a point located 69 feet left of survey centerline station 12+52; thence North 82 degrees 25 minutes 58 seconds West a distance of 21 feet to the POINT OF BEGINNING and containing 1,727 square feet.

By this instrument the grantors hereby convey an easement for the construction of a working area outside of the proposed right of way line. The title to the below described land remains vested in the grantor, and is to be used by the State of Tennessee, its contractors or assigns for a period of 2 years, from and after the commencement of construction.

A strip of land being 10 feet in width lying outside and adjacent to the above described right of way and containing 791 square feet.

The consideration mentioned herein includes payment for the property taken, also payment for any and all incidental damages to the remainder compensable under eminent domain.

NEW OWNER: STATE OF TENNESSEE
JAMES K. POLK BUILDING
NASHVILLE, TENNESSEE 37243-0349

Send Tax Bills To: EXEMPT

This conveyance is made in consideration of Eight Thousan Dollars and 00 Cents

($ 8,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging, except as may be specified otherwise herein, to the said State of Tennessee. I / we do covenant with the said State of Tennessee that I am / we are lawfully seized and possessed of said land in fee simple, have a right to convey it and the same is unencumbered.

And I / we do further covenant and bind myself / ourselves, my / our heirs and representatives, to warrant and forever defend the title to said land to the said State of Tennessee against the lawful claims of all persons whomsoever.

Witness my / our hand(s), this 4th day of Jan, 19 96.

James R. Buntin

STATE OF TENNESSEE, Wilson COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Buntin

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he / she / they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Mt. Juliet Tennessee, this 4th Day of January, 19 96.

My Commission expires:
May 31, 1999

Judy E. Powell, Notary Public.

JUDY E. POWELL NOTARY PUBLIC AT LARGE WILSON CO. TENN.

WARRANTY DEED

FROM

TO
STATE OF TENNESSEE

Filed for record this ____ day of ____, A.D. 19____, at ____ o'clock ____ M.

Register.