This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
John R. Fox
7852 Ridgewood Road
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

Davidson County DEEDWARR
Recvd: 09/20/04 09:06 4pgs
Fees:23.00 Taxes:1738.63
20040920-0112545

MAP 9
GROUP
PARCEL **189, 206, & 229**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dorothy Elizabeth Barry, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **John R. Fox and wife, Kathie D. Fox**, 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"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 7852 Ridgewood Road, Goodlettsville, Tennessee 37072.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 the 13th day of September, 2004.

Dorothy Elizabeth Barry

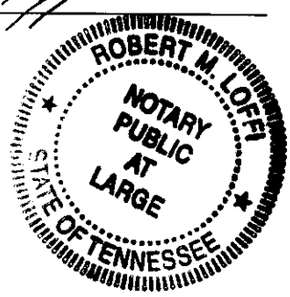
Dorothy Elizabeth Barry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dorothy Elizabeth Barry, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of September, 2004.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008

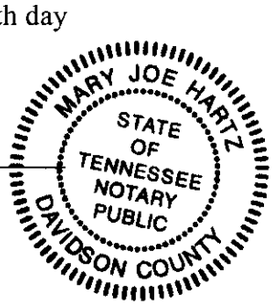
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $469,900.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of September, 2004.

NOTARY PUBLIC



My Commission Expires: 7-19-08

TRACT NO. TWO:
Land in the Second Civil District, First Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described according to an unrecorded survey by Tommy E. Walker, RLS #1465, dated June 2, 1999, P. O. Box 495, Ridgetop, Tennessee 37152, as follows:

BEGINNING, at an iron pin in the northeasterly margin of Ridgewood Road, the most westerly corner of property conveyed to Jean W. Vaughn, with said margin of the road N 38 degrees 48' 25" W, 74.33 feet to an iron pin; thence, leaving Ridgewood Road on a curve to the right having a central angle of 88 degrees 16' 31", a radius of 25.00 feet, a tangent of 24.86 feet, a length of 38.52 feet, a chord bearing N 83 degrees 01' 26" E, 34.82 feet to an iron pin; thence, N 38 degrees 53' 00" E, 33.87 feet to a point, with a curve to the left having a central angle of 05 degrees 23' 00", a radius of 2,314.74 feet, a tangent of 108.82 feet, a length of 217.48 feet, and a chord bearing of N 36 degrees 11' 30" E, 2,167.80 feet to an iron pin; thence, continuing with said curve to the left having a central angle of 09 degrees 05' 07", a radius of 1,346.33 feet, a tangent of 107.16 feet, a length of 213.88 feet, and a chord bearing of S 28 degrees 56' 57" W, 213.65 feet to a point; thence, N 24 degrees 00' E, 192.00 feet to an iron pin, a corner to the property conveyed to James D. Barry and wife, Dorothy E. Barry by deed of record in Book 11207, page 811, R.O.D.C. thence, N 12 degrees 13' 36" W, 1,070.49 feet to a point with the following calls: N 32 degrees 56' 00" E, 187.50 feet to a point; N 52 degrees 16' 00" E, 151.00 feet to a point; S 59 degrees 00' 00" E, 63.00 feet to an iron pin; S 77 degrees 10' 00" E, 95.00 feet to an iron pin; S 52 degrees 00' 00" E 85.00 feet to an iron pin; S 22 degrees 30' 00" E, 315.00 feet to an iron pin; S 40 degrees 30' 00" E 197.00 feet to an iron pin; S 21 degrees 00' 00" E, 150.00 feet to an iron pin; S 37 degrees 45' 00" E, 258.00 feet to an iron pin; S 59 degrees 38' 01" W, 675.98 feet to a point; thence S 24 degrees 24' 00" E, 80 feet to an iron pin, marking a corner to the property conveyed to Belinda B. Brown and husband, Byron Brown, by deed of record in Book 9746, page 441, R.O.D.C.; thence with the line of said Brown property, S 24 degrees 24' 00" W, 204.00 feet to an iron pin with a curve to the right having a central angle of 04 degrees 33' 03", a radius of 1,396.33 feet, a tangent of 55.48 feet, a length of 110.91 feet, and a chord bearing N 26 degrees 40' 25" E, 110.88 feet to an iron pin marking the common corner of Brown and Vaughn; thence, with the line of said Vaughn property continuing on a curve to the right having a central angle of 04 degrees 33' 03", a radius of 1,396.33 feet, a tangent of 55.48 feet, a length of 110.91 feet and a chord of S 31 degrees 13' 28" W, 110.88 feet; thence, continuing with said Vaughn property with a curve to the right having a central angle of 05 degrees 23' 00" a radius of 2,364.74 feet, a tangent of 111.17 feet, a length of 222.18 feet, and a chord bearing of S 36 degrees 11' 30" W, 222.10 feet to an iron pin; thence, continuing with said Vaughn property S 38 degrees 53' 00" W, 55.37 feet to an iron pin marking the point of beginning, containing 15.066 acres, more or less.

SUBJECT TO a 50 foot easement for ingress, egress, and regress as contained in deed of record in Book 9578, page 652, Register's Office for Davidson County, Tennessee.

TRACT NO. THREE:
Land in the Second Civil District, First Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described according to an unrecorded survey by Tommy E. Walker, RLS #1465, dated June 2, 1999, P. O. Box 495, Ridgetop, Tennessee 37152, as follows:

BEGINNING at an iron pin marking a corner of the property conveyed to Belinda B. Brown and husband, Byron Brown, by deed of record in Book 9746, page 441, Register's Office, Davidson County, Tennessee; thence N 24 deg. 24' 00" E, 80 feet to an iron pin with the following calls: S 59 deg. 38' 01" E, 675.98 feet to a point; S 77 deg. 10' 00" E, 227.00 feet to an iron pin in the center of a creek; S 73 deg. 55' 28" E, 165.69 feet to an iron pin in the center of a creek; thence, S 24 deg. 00' 00" W, 159.00 feet from the center of the creek to an iron pin with the following calls: S 33 deg. 07' 43" W, 289.45 feet to a point; S 42 deg. 00' 36" W 257.15 feet to a point; thence, 67 deg. 47' 05" W 660.54 feet to an iron point marking the point of beginning and containing 8.312 acres, more or less.

FURTHER conveyed herewith is the 50 foot easement for ingress, egress, and regress as contained in Book 9578, page 652, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to James D. Barry and wife, Dorothy Elizabeth Barry by deed of record in Book 11579 page 945 Registr's Office for Davidson County, Tennessee.

*James D. Barry has since died.

Being a tract of land in the 1st Councilmanic District of Davidson County Tennessee and a portion that property conveyed to Dorothy E. Barry in DB 11207, PG 811 RODCT (Map 9, Pcl 206) described as follows:

Beginning at an iron pin, said pin being located N 41 47'43" E, 276.38' from the most westerly corner of Barry and Carter's original tract (DB 7373, PG 202 RODCT) in the northeasterly margin of Ridgewood Road; Thence N 34 48' 00" W, 506.22' to a beech tree in a hollow; Thence N 22 16'00" E, 173.5' to a beech tree; Thence N 16 56'00" E, 80.00' to a point; Thence N 16 56'00" E, 131.00' to a 18" white oak tree; thence N 01 54'00" W, 239.00' to a 20" sugar tree; Thence with a new line S 28 16'22" E, 743.9' to a point; Thence S 24 24'00" W, 192.00'; Thence with a curve to the right (I = 9 06'07", R = 1346.33', LC = 213.65', CB = S 28 56'57" W) for an arc distance of 213.88' to the point of beginning containing 5.031 acres more or less.

Included in the above described tract of land but hereby expressly excluded from this conveyance is the tract of land described as follows:

Beginning at an iron pin in the westerly margin of a private drive, said pin being the most southerly corner of the above described tract; Thence, now leaving said margin with the southwesterly line of the above described tract, N 34 27'15" W, 488.14' to a point in a hollow; Thence N 24 43'44" E, 173.53' to a point; Thence S 41 32'17" E (passing an iron witness pin at 35.00'), 473.39' to an iron pin in said margin; Thence with the same S 24 24'00" W, 20.00' to an iron pin; Thence with a curve to the right (I = 9 06'07", R = 1346.33', LC = 213.65', CB = S 28 56'57" W) fo a curve distance of 213.87' to the point of beginning containing 2.050 acres.

Being the same proerty conveyed to James D. Barry* and wife, Dorothy E. Barry by deed of record in Book 11207, page 811, said Register's Office.

*The said James D. Barry has since died.