FORM NO. WD-1

Davidson County DEEDWARR
Recvd: 11/18/04 15:06 3pgs
Fees:18.00 Taxes:277.50

20041118-0138799

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$75,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF November, 2004

Notary Public

MY COMMISSION EXPIRES: 2/ 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLYDE PAUL HOLLAND, ATTORNEY, 2628 OLD LEBANON ROAD, NASHVILLE, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HERMITAGE DEVELOPERS, INC. (NAME)	SAME (NAME)	MAP 87
4061 Dodson Chapel Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 47.02
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	PARCEL 47.04 PARCEL 46

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, JOHN D. McCORMICK and wife, LOIS P. McCORMICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HERMITAGE DEVELOPERS, INC., a Tennessee corporation,

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:

PROPERTY DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

This is unimproved (X) improved ( ) property, known as vacant lot @ 6247 N. NEW HOPE ROAD, NASHVILLE, TN 37076
(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 our hand s this 15th day of November, 2004 , XX

JOHN D. McCORMICK

LOIS P. McCORMICK

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN D. McCORMICK and wife, LOIS P. McCORMICK

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 2004.

Notary Public

Commission Expires 01-29-05

STATE OF TENNESSEE
Davidson County

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

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JOHN D. McCORMICK and wife,

LOIS P. McCORMICK

TO

HERMITAGE DEVELOPERS, INC.

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

DESCRIPTION

A tract of land in the 12th Councilmanic district of said County, described according to a survey made by John D. McCormick, RLS#674, dated November 9, 2004, as follows:

BEGINNING at an iron rod on the Easterly margin of N. New Hope Road, being the Southwest corner of the herein-described tract; running thence Northerly along the said Easterly margin of N. New Hope Road along a curve to the left having a radius of 929.93 feet a distance of 195.68 feet; thence S 87° 31′ 36″ E 46.46 feet to an iron rod in the centerline of old N. New Hope Road; thence Easterly, along the Southerly boundary of the William Lambert and wife property described in Book 8803, Page 34 and continuing along the Southerly boundary of Stephen Felts property described in Instrument No. 20021125-0146171, N 85° 33′ 33″ E a distance of 351.20 feet to an existing iron rod at a corner fence post; thence Southerly, with the Westerly margin of Stephen Felts property described in Instrument No. 20021125-0146171, S 0° 05′ 25″ W a distance of 180.65 feet to an existing iron rod; thence Westerly along the Northerly boundary of Stephen Felts property described in Instrument No. 20021125-0146171, S 85° 49′ 18″ W to an old iron rod in the centerline of old N. New Hope Road; thence Southerly along such centerline, S 2° 30′ E a distance of 10 feet to an iron rod; thence S 85° 49′ 41″ W a distance of 1.61 feet to an iron rod in the Easterly margin of N. New Hope Road, the point of beginning, and containing 1.55 acres, more or less.

BEING the same property conveyed to JOHN D. McCORMICK and wife by deed from VESTER G. McCORMICK and wife, LILLIE P. McCORMICK as of record in Book 3642, Page 593, and from MILDRED CHANDLER COLLINS, single, of record in Book 5263, Page 781, Register's Office for Davidson County, Tennessee.

EASEMENT:

The above described tract is conveyed together with the certain exclusive easement described according to the said survey made by JOHN D. McCORMICK, RLS#674, dated November 9, 2004, as follows:

A 10-foot-wide exclusive easement for all purposes lying immediately South of and abutting the Southerly boundary line of the hereinabove described Tract and more particularly described as follows:

BEGINNING at an old iron rod on the old N. New Hope Road centerline, a common corner with the above described Tract; thence along the Southerly boundary line of said above-described Tract N 85° 49′ 18″ E a distance of 358.66 feet to an iron rod at the Southeast corner of said above-described Tract; thence S 0° 05′ 25″ W 10 feet to a new iron rod; thence S 85° 49′ 41″ W 359.08 feet to an iron rod on the centerline of old N. New Hope Road, which is another common corner with the above-described tract; thence N 2° 30′ E along the said centerline of old N. New Hope Road a distance of 10 feet to the point of beginning.

BEING the same easement conveyed to JOHN D. McCORMICK and wife, LOIS P. McCORMICK by deed from MICHAEL T. McCORMICK, single, as of record in Book 11079, Page 220, said Register's Office for Davidson County, Tennessee.