This instrument was
prepared by Cumberland Title Co.,
216 Centerview Dr., Suite 139
Brentwood, TN 37027 from information furnished
by the parties. The preparer makes no warranties
as to the status of the title.

STATE OF TENNESSEE
COUNTY OF Davidson

PICK-U

The actual consideration for this
transfer is $28,000.00.

R. Upchurch
Affiant

Subscribed and sworn to before me
on this 13 day of December 2004.

Carlin M Gray
Notary Public

CARLIN M. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES SEPTEMBER 22, 2007

Address New Owner
As Follows:
James R. Upchurch
4422 Bull Run Road
Ashland City, TN 37015

Send Tax
Bills to:
New Owner

Map-Parcel
Part of 46-4-13D

Davidson County DEEDWARR
Recvd: 12/13/04 12:08 2pgs
Fees:13.00 Taxes:103.60
20041213-0147789

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Jean R. Herrin**, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and hereby conveys and transfers unto **James R. Upchurch and wife, Deborah L. Upchurch,** their heirs and assigns, all my right, title and interest in and to the following described parcel of land in Davidson County, Tennessee:

A new division of land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, more particularly described as follows:

Commencing at the intersection of the centers of Bull Run Road and Pine Valley Road, thence S 73° 53' 17" W a distance of 91.89' to an iron pin (old) located on the Northern right of way of Bull Run Road, said pin being Southeast corner of existing Upchurch property (DB 10459 PG 173). Thence, with the northern right of way of Bull Run Road and Upchurch tract (DB 10459 PG 173) S 62° 43' 15" W 148.77' to an iron pin (old). Thence, N 14° 30' 00" W 1678.52'with Upchurch tract, to an iron pin (old), said pin being located N 22° 37' 00" W 1660.02' from the intersection of Bull Run Road and Pine Valley Road, said point being further described as the true point of beginning, for the herein described tract.

Thence, with the existing Upchurch tract (DB 4820 PG 959) and the south line of Herrin as recorded in deed book (4735 page 54) of which the herein described tract is a portion thereof, for the next two (2) calls: S 77° 32' 25" W 39.78' to an iron pin (old), thence S 07° 08' 37" E 175.52' to an iron pin (old). Said iron pin being located in the western property line of Upchurch tract (DB 4820 PG 959), and also being the northern tip corner of Upchurch tract (DB 5410 PG 945). Thence, with the Richardson property (DB 10692 PG 729) N 84° 00' 51" W 325.00' to a new iron pin. Thence, leaving Richardson line and continuing with a new severance line and the Herrin property (DB 4735 PG 054) for the next three (3) calls: N 2° 45' 50" E 980.31' to a new iron pin, thence N 79° 27' 54" E 700.40' to a new iron pin, thence S 3° 57' 18" W 784.34' to an iron pin (old). Thence, following Upchurch property (DB 10459 PG 173) for the next two (2) calls: S 77° 49' 28" W 375.00', thence S 14° 30' 00" E 100.00' to the point of beginning, and containing an area of 604067.7 square feet or 13.87 acres more or less, according to survey by Adams & Company Surveyors, #1139, 783 Old Hickory Blvd., Suite 102E, Brentwood, TN 37027, dated November 11, 2004.

Being part of the same property conveyed to Clifton C. Herrin and wife, Jean R. Herrin, by warranty deed from Glenn D. Kirby and wife, Docia Ann Kirby, of record in Book 4735, Page 54, Register's Office for Davidson County, Tennessee. The said Clifton C. Herrin having since died leaving Jean R. Herrin as surviving tenant by the entirety.

This instrument and interest is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. This is unimproved property.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 9th day of Dec 2004.

Jean R Herrin
Jean R. Herrin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of December 2004, before me personally appeared Jean R. Herrin to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as her free act and deed.

Witness my hand at office this 9th day of December 2004.

Notary Public

My Commission Expires:

Notary Public, Cobb County, Georgia
My Commission Expires Oct. 2, 2005

NOTARY PUBLIC