This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 12/21/04 08:46 4pgs
Fees:23.00 Taxes:402.38
20041221-0151360

ADDRESS NEW OWNER:
James O. Dotson Jr. and Henryetta H. Dotson
1500 River Road
Ashland City, TN 37015

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 101-00-0
PAR. 197/198/199

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 of which is hereby acknowledged, I, William F. Sullivan, a widower hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James O. Dotson Jr. and Henryetta H. Dotson, married, as tenants by the entirety , 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 is part of the same description as in previous deed of record.
Taxes for 2004 have been pro-rated and and paid.

This is unimproved property known as 3 tracts, 15.2 acres, River Road, Nashvile, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James O. Dotson Jr. and Henryetta H. Dotson, married, their heirs and assigns, forever; and I, William F. Sullivan, a widower do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 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 16th day of December, 2004.

William F. Sullivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William F. Sullivan, a widower 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 108,750.00.

AFFIANT

Subscribed and sworn to before me this 16th day of December, 2004.

NOTARY PUBLIC
My Commission Expires: 3/22/2008

WILLIAM SULLIVAN DIVISION
TRACT THREE - Par. 199.00

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 101, ASSESSOR'S OFFICE, LYING SOUTH OF RIVER ROAD IN DAVIDSON COUNTY, NASHVILLE, TENNESSEE AND BEING TRACT THREE OF THE WILLIAM SULLIVAN DIVISION. BOUNDED IN GENERAL BY RIVER ROAD ON THE NORTH; WILLIAM SULLIVAN TRACT FOUR ON THE EAST, LUTHER E. CULLUM ON THE SOUTH, AND WILLIAM SULLIVAN TRACT TWO THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTH MARGIN OF RIVER ROAD(30' FROM THE CENTER) BEING LOCATED N77°33'43"E 930.06' FROM THE NORTHEAST CORNER OF JACKIE DIANE HAMM (REF INSTRUMENT NUMBER 20000131 PAGE 9516 R.O.D.C.), THENCE LEAVING TRACT TWO OF THE WILLIAM SULLIVAN DIVISION AND WITH THE SOUTH MARGIN OF RIVER ROAD N55°47'45"E 94.33' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA= 15°04'24"; RADIUS =1103.75; ARC= 290.38'; TANGENT=146.03'; CHORD=N63°19'575"E 289.54' TO AN IRON PIN SET, THE NORTHWEST CORNER OF TRACT FOUR OF WILLIAM SULLIVAN DIVISION; THENCE LEAVING RIVER ROAD AND WITH TRACT FOUR'S WEST LINES S20°21'22"E 578.13' TO AN IRON PIN SET IN AN ANCIENT FENCE, LUTHER E. CULLUM'S NORTH LINE(REF DEEDBOOK 3405 PAGE 361); THENCE LEAVING TRACT FOUR AND WITH CULLUM'S FENCE LINE S68°21'55"W 172.36' TO AN IRON PIN SET; THENCE S65° 10'58"W 223.17' TO AN IRON PIN SET, THE SOUTHEAST CORNER OF TRACT TWO OF THE WILLIAM SULLIVAN DIVISION; THENCE LEAVING CULLUM AND WITH THE EAST LINE OF TRACT ONE , N18°44'05"W 545.44' TO THE POINT OF BEGINNING, CONTAINING 5.04ACRES, MORE OR LESS AND BEING A PORTION OF WILLIAM F. SULLIVAN PROPERTY AS RECORDED IN DEEDBOOK 6664 PAGE 756 AND DEEDBOOK 10681 PAGE 189 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE, R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSE, 37062 AND DATED SEPTMBER 27, 2002.

WILLIAM SULLIVAN DIVISION
TRACT FOUR - Par. 198.00

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 101, ASSESSOR'S OFFICE, LYING SOUTH OF RIVER ROAD IN DAVIDSON COUNTY, NASHVILLE, TENNESSEE AND BEING TRACT FOUR OF THE WILLIAM SULLIVAN DIVISION. BOUNDED IN GENERAL BY RIVER ROAD ON THE NORTH; WILLIAM SULLIVAN TRACT FIVE ON THE EAST, LUTHER E. CULLUM ON THE SOUTH, AND WILLIAM SULLIVAN TRACT THREE ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTH MARGIN OF RIVER ROAD(30' FROM THE CENTER) BEING LOCATED N72°53'17"E 1302.65' FROM THE NORTHEAST CORNER OF JACKIE DIANE HAMM (REF INSTRUMENT NUMBER 20000131 PAGE 9516 R.O.D.C.), THENCE LEAVING TRACT THREE OF THE WILLIAM SULLIVAN DIVISION AND WITH THE SOUTH MARGIN OF RIVER ROAD N70°52'09"E 212.89' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 08°54'31"; RADIUS =1265.83'; ARC= 196.82'; TANGENT=98.61'; CHORD=N75°19'25"E 196.62'TO AN IRON PIN SET, THE NORTHWEST CORNER OF TRACT FIVE OF WILLIAM SULLIVAN DIVISION; THENCE LEAVING RIVER ROAD AND WITH TRACT FIVE'S WEST LINES S09°58'27"E 710.81' TO AN IRON PIN SET IN AN ANCIENT FENCE, LUTHER E. CULLUM'S NORTH LINE(REF DEEDBOOK 3405 PAGE 361); THENCE LEAVING TRACT FIVE AND WITH CULLUM'S FENCE LINE N68°46'02"W 134.88' TO AN IRON PIN SET; THENCE N74° 19'37"W 33.42' TO AN IRON PIN SET; THENCE S82°43'49"W 156.66' TO AN IRON PIN SET, THE SOUTHEAST CORNER OF TRACT THREE OF THE WILLIAM SULLIVAN DIVISION; THENCE LEAVING CULLUM AND WITH THE EAST LINE OF TRACT THREE N20°21'22"W 578.13' TO THE POINT OF BEGINNING, CONTAINING 5.08ACRES, MORE OR LESS AND BEING A PORTION OF WILLIAM F. SULLIVAN PROPERTY AS RECORDED IN DEEDBOOK 6664 PAGE 756 AND DEEDBOOK 10681 PAGE 189 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE, R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSE, 37062 AND DATED SEPTMBER 27, 2002.

WILLIAM SULLIVAN DIVISION
TRACT FIVE - Par. 197.00

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 101, ASSESSOR'S OFFICE, LYING SOUTH OF RIVER ROAD IN DAVIDSON COUNTY, NASHVILLE, TENNESSEE AND BEING TRACT FIVE OF THE WILLIAM SULLIVAN DIVISION. BOUNDED IN GENERAL BY RIVER ROAD ON THE NORTH; WILLIAM T. HOWS, SR AND MARION HOLT WILMOTH ON THE EAST, LUTHER E. CULLUM ON THE SOUTH, AND WILLIAM SULLIVAN TRACT FOUR ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTH MARGIN OF RIVER ROAD(30' FROM THE CENTER) BEING LOCATED N72°55'00"E 1711.85' FROM THE NORTHEAST CORNER OF JACKIE DIANE HAMM (REF INSTRUMENT NUMBER 20000131 PAGE 9516 R.O.D.C.), THENCE LEAVING TRACT FOUR OF THE WILLIAM SULLIVAN DIVISION AND WITH THE SOUTH MARGIN OF RIVER ROAD WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 02°59'11"; RADIUS =1265.83'; ARC= 65.98'; TANGENT=33.00'; CHORD=N81°16'16"E 65.97'TO AN IRON PIN SET,; THENCE N82°45'52'E 167.14' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 01°43'27"; RADIUS =5453.12'; ARC= 164.09'; TANGENT=82.05'; CHORD=N83°37'35"E 164.09'TO AN IRON PIN SET, THE NORTHWEST CORNER OF WILLIAM T. HOWS, SR(REF DEEDBOOK 6977 PAGE 133 R.O.D.C.) ; THENCE LEAVING RIVER ROAD AND WITH HOWS' WEST LINE S05°43'06"W 573.26' TO AN EXISTING IRON PIN, THE NORTHWEST CORNER OF MARION HOLT WILMOTH; THENCE LEAVING HOWS' AND WITH WILMOTH'S WEST LINE S05°43'06"W 252.99' TO AN EXISTING IRON PIN, IN LUTHER E. CULLUM'S NORTH LINE(REF DEEDBOOK 3405 PAGE 361 R.O.D.C.); THENCE LEAVING WILMOTH ANDWITH CULLUM'S NORTH FENCE LINE N52°04'59"W 52.52' TO A TREE IN THE FENCE; THENCE N80°07'32"W 78.93' TO AN IRON PIN SET; THENCE N68°46'02"W 74.52' TO AN IRON PIN SET, THE SOUTHEAST CORNER OF TRACT FOUR OF THE WILLIAM SULLIVAN DIVISION; THENCE LEAVING CULLUM AND WITH THE EAST LINE OF TRACT FOUR N09°58'27"W 710.81' TO THE POINT OF BEGINNING, CONTAINING 5.08ACRES, MORE OR LESS AND BEING A PORTION OF WILLIAM F. SULLIVAN PROPERTY AS RECORDED IN DEEDBOOK 6664 PAGE 756 AND DEEDBOOK 10681 PAGE 189 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE, R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSE, 37062 AND DATED SEPTMBER 27, 2002.

ALL TRACTS BEING PART OF THE SAME PROPERTY CONVEYED TO WILLIAM F. SULLIVAN BY QUITCLAIM DEED FROM HAROLD REEVES, TRUSTEE, OF RECORD IN INST. 20030123-0009743, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RECORDERS MEMO
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