Davidson County DEEDWARR
Recvd: 02/07/05 10:11 5 pgs
Fees:28.00 Taxes:333.00

20050207-0013834

WARRANTY DEED

P-SRES-05-FOX

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlie B. Mitchell, Jr.	CHARLIE B. MITCHELL, JR	178.00-0-069.00
Fox Hollow Farms Properties	(NAME) 5605 MURFREESBORO RD.	177.00-00-0-030.00 177.00-0-032.00
(ADDRESS) Franklin, Tennessee 37064	(ADDRESS) LAVERGNE, TN 37086	179.00-0-033.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SOUTHTRUST BANK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLIE B. MITCHELL, JR., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

unimproved (X)
This is improved ( ) property, known as Fox Hollow Farms Properties, Franklin, Tennessee 37064
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 4th day of February, 2005.

Southtrust Bank

BY: Angela C. Ennis, Financial Center Manager

COUNTY OF Davidson

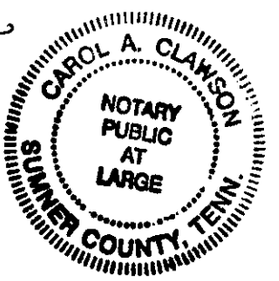
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Angela C. Ennis, to me known (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Financial Center Manager of Southtrust Bank, the within named bargainor, a corporation, and that as such Financial Center Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation.

Witness my hand and official seal, this the 4th day of February, 2005.

Carol A Clawson
Notary Public

My Commission Expires: 6-6-06

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959

Exhibit "A"

TRACT 1

A certain parcel of real property located on Highway 96 in the 35th council district of Nashville, Tennessee and being further described as follows:

Beginning at a concrete monument in the westem right of way of Highway 96, said being the southeast comer of Lot 1 on the Plat of Fox Hollow Farms Lots 1, 3, 6, 10, 11, 12, 21 and 24 as of record in Book 9700, page 292, Register's Office of Davidson County, Tennessee; thence with the right of way Highway 96 as follows: South 07 degrees 04 minutes 13 seconds East a distance of 361.94 feet to a point; thence South 30 degrees 32 minutes 59 seconds East a distance of 217.31 feet to a point; thence South 07 degrees 31 minutes 00 seconds East a distance of 294.71 feet to a point; thence leaving the right of way of Highway 96 with the following calls: North 88 degrees 29 minutes 39 seconds West a distance of 761.00 feet to a point; thence South 70 degrees 45 minutes 34 seconds West a distance of 438.87 feet to a point; thence South 22 degrees 43 minutes 13 seconds West a distance of 143.06 feet to a point; thence South 71 degrees 18 minutes 46seconds West a distance of 176.56 feet to a point; thence North 78 degrees 44 minutes 11 seconds West a distance of 33.83 feet to a point; thence South 80 degrees 29 minutes 02 seconds West a distance of 89.89 feet to a point; thence South 67 degrees 12 minutes 57 seconds West a distance of 66.10 feet to a point; thence South 75 degrees 39 minutes 57 seconds West a distance of 179.51 feet to a point; thence South 52 degrees 01 minutes 29 seconds West a distance of 41.36 feet to a point; thence South 15 degrees 56 minutes 30 seconds West a distance of 75.50 feet to a point; thence South 28 degrees 40 minutes 33 seconds West a distance of 188.18 feet to a point; thence South 26 degrees 08 minutes 54 seconds West a distance of 159.05 feet to a point, thence South 27 degrees 09 minutes 07 seconds West a distance if 71.82 feet to a point; thence South 36 degrees 26 minutes 30 seconds West a distance of 55.94 feet to a point; thence South 46 degrees 26 minutes 21 seconds West a distance of 38.21 feet to a point; thence South 66 degrees 02 minutes 10 seconds West a distance of 87.03 feet to a point; thence South 77 degrees 32 minutes 14 seconds West a distance of 67.43 feet to a point; thence North 83 degrees 00 minutes 49 seconds West a distance of 70.11 feet to a point; thence South 82 degrees 46 minutes 50 seconds West a distance of 48.00 feet to a point; thence North 72 degrees 40 minutes 12 seconds West a distance of 160.04 feet to a point; thence North 84 degrees 43 minutes 45 seconds West a distance of 158.59 feet to a point; thence South 89 degrees 37 minutes 30 seconds West a distance of 107.30 feet to a point; thence North 53 degrees 39 minutes 12 seconds West a distance of 72.53 feet to a point; thence North 80 degrees 48 minutes 22 seconds West a distance of 112.06 feet to a point; thence South 69 degrees 50 minutes 34 seconds West a distance of 122.40 feet to a point; thence South 65 degrees 28 minutes 53 seconds West a distance of 146.40 feet to a point; thence South 61 degrees 36 minutes 25 seconds West a distance of 36.88 feet to a point; thence South 47 degrees 02 minutes 03 seconds West a distance of 74.53 feet to a point; thence South 30 degrees 10 minutes 43 seconds West a distance of 86.91 feet to a point; thence South 05 degrees 25 minutes 09 seconds West a distance of 27.71 feet to a point; thence South 10 degrees 03 minutes 31 seconds West a distance of 26.65 feet to a point in the Eastem line of Lot 24 on the Plat of Fox Hollow Farms; thence with said eastem line as follows: North 02 degrees 07 minutes 31 seconds East a distance of 258.91 feet to a point; thence North 02 degrees 05 minutes 25 seconds East a distance of 180.47 feet to a point; thence North 08 degrees 04 minutes 22 seconds East a distance of 146.87 feet to a point in the southern line of Phase 1 of Fox Hollow Farms, thence with said southem line North 51 degrees 49 minutes 17 seconds East a distance of 172.82 feet to a point; thence North 33 degrees 42 minutes 41 seconds West a distance of 96.16 feet to a point; thence North 56 degrees 17 minutes 19 seconds East a distance of 310.00 feet to a point; thence North 70 degrees 24 minutes 45 seconds East a distance of 307.53 feet to a point; thence North 84 degrees 43 minutes 11 seconds East a distance of 132.58 feet to a point; thence North 21 degrees 48 minutes 23 seconds East a distance of 87.42 feet to a point; thence North 86 degrees 26 minutes 46 seconds East a distance of 203.08 feet to a point; thence North 66 degrees 00 minutes 05 seconds East a distance of 150.05 feet to a point; thence North 53 degrees 45 minutes 13 seconds East a distance of 195.95 feet to a point; thence South 22 degrees 18 minutes 15 seconds East a distance of 84.60 feet to an iron rod; thence North 65 degrees 59 minutes 41 seconds East a distance of 495.58 feet to an iron rod; thence North 70 degrees 00 minutes 53 seconds East a distance of 500.82 feet to an iron rod; thence South 34 degrees 48 minutes 51 seconds West a distance of 123.66 feet to a point; thence North 54 degrees 01 minutes 45 seconds East a distance of 461.46 feet to a point; thence North 35 degrees 58 minutes 46 seconds East a distance of 125.50 feet to a point; thence North 75 degrees 37 minutes 07 seconds East a distance of 464.02 feet to the point of beginning containing 50.335 acres

(P-SRES-05-FOX.PFD/P-SRES-05-FOX/19)

more or less.

LESS AND EXCEPT the following described parcels of property:
PARCEL A:

A certain parcel of real property west of Highway 96 and North of Old Harding Road in the 35th council district of Nashville, Tennessee and being further described as follows:

Beginning at an iron rod at the northeastern corner of Lot 24 on the Plat of Fox Hollow Farms as of record in Book 9700, page 292, Register's Office of Davidson County, Tennessee; thence North 51 degrees 49 minutes 17 seconds East a distance of 172.82 feet to a point thence North 33 degrees 42 minutes 41 seconds West a distance of 96.16 feet to a point; thence North 56 degrees 17 minutes 19 seconds East a distance of 310.00 feet to a point; thence North 70 degrees 24 minutes 45 seconds East a distance of 151.89 feet to a point; thence South 22 degrees 43 minutes 05 seconds West a distance of 429.50 feet to a point; thence South 05 degrees 43 minutes 01 seconds West a distance of 300.00 feet to a point in the common line with John H. Dillon as of Record in Book 7169, page 994, Register's Office of Davidson County, Tennessee and corrected in Book 9892, page 767, Register's Office of Davidson County, Tennessee; thence with the corrected boundary South 69 degrees 50 minutes 34 seconds West a distance of 122.40 feet to a point; thence South 65 degrees 28 minutes 53 seconds West a distance of 146.40 feet to a point; thence South 61 degrees 36 minutes 25 seconds West a distance of 36.88 feet to a point; thence South 47 degrees 02 minutes 03 seconds West a distance of 74.53 feet to a point; thence South 30 degrees 10 minutes 43 seconds West a distance of 86.91 feet to a point; thence South 05 degrees 25 minutes 09 seconds West a distance of 27.71 feet to a point; thence South 10 degrees 03 minutes 31 seconds West a distance of 26.65 feet to a point in the eastern line of above reference Lot 24; thence North 02 degrees 07 minutes 31 seconds East a distance of 258.91 feet to a point; thence North 02 degrees 05 minutes 25 seconds East a distance of 180.47 feet to a point; thence North 08 degrees 04 minutes 22 seconds East a distance of 146.87 feet to the point of beginning containing 5.00 acres more or less.

LESS AND EXCEPT the following parcels of property:
PARCEL B:

A certain parcel of real property west of Highway 96 and North of Old Harding Road in the 35th council district of Nashville, Tennessee and being further described as follows:

Beginning at an iron rod at the southwest corner of Lot 6 on the plat of Lots 1, 3, 6, 10, 11, 12, 21, and 24 Fox Hollow Farms as of record in Book 9700, page 292, Register's Office of Davidson County, Tennessee; thence North 84 degrees 43 minutes 31 seconds East a distance of 104.50 feet to a point; thence South 43 degrees 08 minutes 46 seconds East a distance of 737.48 feet to a tree in the northern line of the property belonging to John H. Dillon as of record in Book 7169, page 994, and as corrected in Book 9892, page 767, Register's Office of Davidson County, Tennessee thence with Dillon's northern line South 28 degrees 40 minutes 33 seconds West a distance of 15.00 feet to a point; thence South 26 degrees 08 minutes 54 seconds West a distance of 159.05 feet to a point; thence South 27degrees 09 minutes 07 seconds West a distance of 71.82 feet to a point; thence South 36 degrees 26 minutes 30 seconds West a distance of 55.94 feet to a point; thence leaving Dillon's line North 44 degrees 37 minutes 15 seconds West a distance of 526.73 feet to a point; thence North 12 degrees 48 minutes 28 seconds West a distance of 429.07 feet to the point of beginning containing 5.01 acres more or less.

LESS AND EXCEPT the following parcels of property:
PARCEL C:

A certain parcel of real property west of Highway 96 and North of Old Harding Road in the 35th council district of Nashville, Tennessee and being further described as follows:

Beginning at an iron rod at the southwest corner of Lot 6 on the plat of Lots 1, 3, 6, 10, 11, 12, 21, and 24 Fox Hollow Farms as of record in Book 9700, page 292, Register's Office of Davidson County, Tennessee; thence with the eastern line of Lot 6 North 21 degrees 48 minutes 23 seconds East a distance of 87.42 feet to the southwest corner of Lot 5 Fox Hollow Farms; thence with the southern line of Lot 5 North 86 degrees 26 minutes 46 seconds East a distance of 203.08 feet to a point; thence North 66 degrees 00 minutes 05 seconds East a distance of 150.05 feet to a point; thence North 53 degrees 45 minutes 13 seconds East a distance of 71.63 feet to a point; thence South 33 degrees 30 minutes 16 seconds East a distance of 570.37 feet to a tree on the

Northern line of the property belonging to John H. Dillon as of record in Book 7169, page 994, Register's Office of Davidson County, Tennessee, and as corrected in Book 9892, page 767, Register's Office of Davidson County, Tennessee; thence with Dillon's northern line South 52 degrees 01 minutes 29 seconds West a distance of 41.36 feet to a point; thence South 15 degrees 56 minutes 30 seconds West a distance of 72.50 feet to a point; thence South 28 degrees 40 minutes 33 seconds West a distance of 173.18 feet to a point at the southeast corner of Lot 28 Fox Hollow Farms; thence with the common line with said Lot 28 North 43 degrees 08 minutes 46 seconds West a distance of 737.48 feet to a point; thence South 84 degrees 43 minutes 31 seconds West a distance of 104.50 feet to the point of beginning containing 5.00 acres more or less.

TRACT II

A certain parcel of real property west of Highway 96 and North of Old Harding Road in the 35th council district of Nashville, Tennessee and being further described as follows:

Beginning at an iron rod in the southeast corner of Lot 24 on the plat of Lots 1, 3, 6, 10, 11, 12, 21, and 24 Fox Hollow Farms as of record in Book 9700, page 292, Register's office of Davidson County, Tennessee; said rod in also in the common line with Mattie Joslin King as of record in Book 72, page 35, Register's Office of Williamson County, Tennessee and as amended by deeds of record in Book 9892, page 724, Register's Office of Davidson County, Tennessee and Book 9892, page 730, Register's Office of Davidson County, Tennessee; thence with King's western line South 02 degrees 03 minutes 16 seconds West a distance of 243.50 feet to a point; thence leaving said western line North 81 degrees 44 minutes 38 seconds West a distance of 398.24 feet to a point; thence North 28 degrees 22 minutes 42 seconds West a distance of 437.02 feet to a point; thence North 60 degrees 18 minutes 29 seconds West a distance of 384.97 feet to a point; thence South 35 degrees 21 minutes 59 seconds East a distance of 477.07 feet to the point of beginning containing 5.426 acres more or less.

Being the same property conveyed to SouthTrust Bank by Substitute Trustee's Deed, dated February 17, 2003 and filed of record as Instrument No. 20030221-0023664, Register's Office for Davidson County, Tennessee.

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