STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of March, 2005.

Notary Public

My Commission Expires: 5/24/05

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/05/05 14:18 3 pgs
Fees:18.00 Taxes:888.00
20050405-0037242

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kathy Wood and Gary Wood
70 Battle Ridge Lane
Nolensville, Tennessee 37135

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 187-00-0-097

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David R. Guess, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Kathy Wood and husband, Gary Wood** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Parcel A:
Beginning at a nail in the center line of Battle Road in line with the center line of a 50 foot right of way used to ingress and egress to other tracts of this survey, said nail being the SW corner of tract #1 of this survey, the SE corner of tract #2 of this survey and further identified as N 88 degrees 13' 30" W 293.63 feet from the SW corner of Andy Burkitt; thence leaving center road and with center line of 50 foot right of way as follows N 3 degrees 00' E, 405.76 feet to a pin; thence N 14 degrees 38' 50" E, 326.0 feet to a pin; thence N 55 degrees 44' 53" E 225.0 feet to a pin; thence leaving center of right of way and with north line of tract #1 of this survey S 83 degrees 08' E 50 feet to a pin in west fence of Andy Burkitt; thence with west fence of Burkitt, being east fence of right of way as follows N 3 degrees 08' E 631.6 feet to a pin by a post; thence N 3 degrees 25' E 178.0 feet to a pin; thence N 3 degrees 04' E 887.4 feet to a pin in fence line; thence N 3 degrees 15' E 537.88 feet to a pin in fence line; this being the SE corner of this tract and the beginning of this survey; thence crossing right of way and with north line of tract #4 of this survey N 86 degrees 14' 25" W 486.02 feet to a pin in east fence of Lucien Battle; thence with east fence of Battle N 04 degrees 17' 40" E 452.39 feet to a pin by a corner post in south fence of

Rachel Yates Bonds; thence with south fence of Bonds S 87 degrees 01' 45" E 71.65 feet to a pin by a corner post; thence with east fence of Bonds N 03 degrees 38' 13" E 109.88 feet to a pin, being the NW corner of this tract; thence with south line of tract #5-A of this survey N 84 degrees 50' W 406.38 feet to a pin in west fence of Andy Burkitt; this being the NE corner of this tract; thence with west fence of Andy Burkitt S 3 degrees 24' W 300.77 feet to a pin; thence continuing S 03 degrees 15' W 252.42 feet to the beginning, containing 6 acres more or less.

Being the same property conveyed to David R. Guess and wife, Wanda L. Guess by quitclaim deed from Scott W. Anker, of record in Book 6776, page 952, Register's Office for Davidson County, Tennessee, dated February 1, 1986.

Parcel B:

Land in the 5th Civil District of Davidson County, State of Tennessee, bounded on the North by Tract 5-B of this survey; the East by property of Andy Burkitt, Tax Map 187, parcel 21; the South by Tract 4-A of this survey; the West by Lucien Battle, Deed Book 2279, page 319. As described according to an unrecorded survey by Robert Francis, a licensed Surveyor (License No. 669), dated 24 January, 1986.

Beginning at a pin in the fence line with Andy Burkitt; this being the NE corner of this tract and the beginning of this survey; Thence crossing right of way and with south line of tract #5-B, of this survey, to which this tract is to be added, N 86 degrees 14' 25" W 486.02 feet to a pin in the east fence of Lucien Battle; thence with east fence of Battle S 04 degrees 29' 33" E 89.5 feet to a point in the fence; thence, with north line of tract #4-A of this survey S 86 degrees 14' 25" E 487.96 feet to a point, this being the SE corner of this tract; thence with west fence of Andy Burkitt, N 3 degrees 15' E 89.5 feet to the beginning, containing 1.00 acres more or less.

Included in this tract is a 50 foot right of way for private roadway easement as recorded in Deed Book 6653, page 29, R.O.D.C. for ingress and egress and for the laying and maintenance of water lines as needed by tract owners and in addition, a 15 foot easement for power and phone service and maintenance shall be maintained west of and adjoining the same road way.

Being the same property conveyed to David R. Guess and wife, Wanda L. Guess by installment deed from Ronald S. Nunn and wife, Joye E. Nunn, of record in Book 6822, page 626, Register's Office for Davidson County, Tennessee, dated June 17, 1987. Further being conveyed to David R. Guess by quitclaim deed from Wanda L. Guess, of record in Instrument No. 20030912-0134071, Register's Office for Davidson County, Tennessee, dated September 8, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive covenants contained in an instrument of record in Book 6653, Page 27, Register's Office for Davidson County, Tennessee.

2. Easement of record in Book 6653, Page 29, Register's Office for Davidson County, Tennessee.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable.

This is improved property known as 70 Battle Ridge Lane, Nolensville, Tennessee 37135.

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 I 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 the same is unencumbered, unless otherwise herein set out; 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 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 24th day of March, 2005.

David R. Guess

David R. Guess

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David R. Guess, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2005.

Notary Public

My Commission Expires: 11/2/05