This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 05/16/05 11:07 3 pgs
Fees:18.00 Taxes:1137.01
20050516-0054768

WARRANTY DEED

Address new owner as:
Brenda B. Rector
629 Menees Lane,
Madison, Tennessee 37115

Send tax bills to:
Same

Map-Parcel
Map 63
Par 79, 214, 215

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John William Menees and wife, Nancy Ray Menees, Trustees of The Menees Family Trust, have this day bargained and sold, and do hereby transfer and convey to the said Brenda B. Rector, a single person, her heirs and assigns, certain real estate in the Eleventh Civil District of Davidson County, Tennessee, said tract and being more particularly described as follows:

BEGINNING at a point located in the southerly right-of-way line of Menees Lane, said point being the northwesterly corner of property conveyed to Teresa G. Odom by quitclaim deed of record in Book 11178, page 484, R.O.D.C., and being the northeasterly corner of the herein described tract; thence leaving said right-of-way line with the westerly line of the Teresa G. Odom property (Book 11178, page 484, R.O.D.C.) S 3° 08' 25" W, 407.26 feet to an existing iron pin; thence leaving said westerly line with the northerly line of the Mary Sue Menees property (Will Book 3577, R.O.D.C) S 43° 13' 55" W, 717.00 feet to an existing iron pin; thence continuing S 89° 21' 21" W, 230.86 feet to an existing iron pin; thence N 83° 47' 11" W, 134.88 feet to an iron rod; thence leaving said northerly line with a **new** line, severing the John William Menees lands, N 7°00' 00" W, 710.20 feet to an iron rod; thence leaving said line with the southerly line of the Brenda B. Rector property (Instrument No. 20041109-0135050) N 89° 47' 35" E, 242.00 feet to an existing iron pin; thence continuing with the easterly line of Rector N 3° 29' 54" E, 216.77 feet to an existing iron pin located in the southerly right-of-way line of Menees Lane; thence, with the southerly right-of-way line of Menees Lane S 89° 35' 51" E, 356.65 feet to an existing iron pin; thence continuing S 89° 34' 35" E, 353.05 feet to an existing iron pin and the point of beginning. Containing 669,345 square feet or 15.365 acres, the same more or less, according to a survey made by Benny M. Cantrell, R.L.S., Tennessee No. 1638, dated April 27, 2005.

Being a part of the property conveyed to John William Menees and wife Nancy Ray, Trustees of The Menees Family Trust, evidenced by instrument of record in Instrument Number 20000518-0049864, Register's Office of Davidson County, Tennessee, and a part of the property conveyed to John William Menees and wife Nancy Ray Menees, Trustees of The Menees Family Trust, evidenced by instrument of record in Instrument Number 20000518-0049865, Register's Office of Davidson County, Tennessee.

This is unimproved property known as Tract II of the property located at 1819 Neelys Bend Road, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Brenda B. Rector, her heirs and assigns, forever.

And we, John William Menees and wife, Nancy Ray Menees, Trustees of The Menees Family Trust, do covenant with the said Brenda B. Rector that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2005.

And we, John William Menees and wife, Nancy Ray Menees, Trustees of The Menees Family Trust, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Brenda B. Rector, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of May 2005.

JOHN WILLIAM MENEES, Trustee
of The Menees Family Trust

NANCY RAY MENEES, Trustee
of The Menees Family Trust

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John William Menees and wife, Nancy Ray Menees, Trustees of The Menees Family Trust, the within named bargainors, 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, at office, this 13th day of May 2005.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $307,300.00.

AFFIANT

Subscribed and sworn to before me, this 13th day of May 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 2, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.