Davidson County DEEDWARR
Recvd: 05/25/05 12:24 2 pgs
Fees:12.00 Taxes:0.00
20050525-0059084

Name & Address of	Send Tax	Map-Parcel
New Owner As Follows:	Bills to:	P/O 33/11
The Widick Family Trust	James H. Widick	P/O 33/15
1214 Campbell Rd.	1214 Campbell Rd.	P/O 33/18
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATION OR WARRANTY IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

SPECIAL WARRANTY DEED

FOR and in consideration of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, JAMES H. WIDICK (Grantor), does hereby grant and convey unto THE WIDICK FAMILY TRUST, ("Grantee"), the following described real property situated in Davidson County, Tennessee, with all rights and privileges and appurtenances thereto:

A tract or parcel of land located in the Tenth Civil District Of Davidson County, Tennessee and described according To a survey by R.L. Montoya-Land Surveying, Inc. TN RLS No. 697 dated June 30, 1992 as follows:

Beginning at a concrete monument in the northerly margin Of Campbell Road, said monument being 370 feet west Of Dickerson Pike and being the southeast corner of this Property; thence, with said margin, North 87 degrees 30 Minutes 00 seconds West, 291.19 feet to a concrete Monument; thence, leaving said margin, North 3 degrees 55 minutes 37 seconds East, 273.13 feet to an iron rod; thence, North 86 degrees 58 minutes 57 seconds West, 267.81 feet to an iron rod, thence, North 5 degrees 34 minutes 27 seconds East, 258.46 feet to an iron rod; thence, North 5 degrees 34 minutes 00 seconds East, 127.01 feet to an iron rod; thence, North 39 degrees 44 minutes 07 seconds West, 165.31 feet to an iron rod; thence, North 49 degrees 27 minutes 44 seconds East, 183.47 feet to an iron rod; thence, North 50 degrees 46 minutes 40 seconds East, 186.95 feet To a new iron rod; thence, North 1 degrees 00 minutes 00 Seconds West, 186.42 feet to a new iron rod; thence, South 80 degrees 15 minutes 00 seconds East, 237.80 feet to a new iron rod; thence, with a curve to the left having a delta angle of 15 degrees 05 minutes 14 seconds, and a radius of 325 feet, and a length of 85.58 feet to a new iron rod; thence, South 17 degrees 55 minutes 01 seconds East, 25.00 feet to a concrete monument; thence, South 17 degrees 55 minutes 00 seconds East, 219.89 feet to a concrete monument; thence, South 29 degrees 39 minutes 01 seconds West, 193.63 feet to a concrete monument; thence South 11 degrees 45 minutes 54 seconds East, 214.44 feet to a concrete monument; thence, South 29 degrees 08 minutes 17 seconds East, 247.91 feet to a concrete monument; thence South 1 degree 17 minutes 05 seconds West, 339.70 feet To the point of beginning, containing 9.38 acres more or less.

Being a portion of the property conveyed to John B. Gibbs and Wife, Betty L. Gibbs, as of record in Book 3992, page 902, Register's Office for Davidson County, Tennessee, by deed From John R. Osier and wife, Mildren, C. Osier.

Being a portion of the property conveyed to James H. Widick
And wife, Alma L. Widick, by deed from Arthur C. Randolph
As of record in Book 2340, page 248, Register's Office for
Davidson County, Tennesse.

SUBJECT TO current taxes and assessments, reservations in patents, all easements, rights-of-way, streets, encumbrances, liens, covenants, conditions, restrictions, declarations, obligations and liabilities as may appear of record, and all matters which an accurate survey or physical inspection of the real property would disclose, Grantor does hereby bind himself and his successors to warrant and defend the title against the acts of Grantor and no other. No other warranties, express or implied, are given by Grantor by reason of this conveyance.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on this 16 day of JUNE, 2001.

James H Widick
JAMES H. WIDICK, Grantor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, JAMES H. WIDICK, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me this 16 day of JUNE, 2001.

NOTARY PUBLIC

My commission expires: 4/6/04

Prepared by:
Michael M. DuPrez
c/o Southeastern Senior Services
500 Winderest Court
Franklin, TN 37069
(615) 595-1079