Davidson County DEEDWARR
Recvd: 06/06/05 11:28 3 pg
Fees:18.00 Taxes:2220.00
20050606-0064066

NEW OWNER:

HERMITAGE DEVELOPERS, INC.
4061 DODSON CHAPEL ROAD
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 05-0543

Map 087
Group 00-0
Parcels 050.00 & 180.00

Space for Recorder's stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Thousand and 00/100 Dollars ($600,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MADGE SPENCER BARHAM, Trustee U/A/D October 14, 2002 of the Madge Spencer Barham Revocable Living Trust Agreement** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **HERMITAGE DEVELOPERS, INC., a Tennessee corporation**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 27th day of May, 2005.

Madge Spencer Barham

MADGE SPENCER BARHAM, Trustee U/A/D October 14, 2002 of the Madge Spencer Barham Revocable Living Trust Agreement

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MADGE SPENCER BARHAM, Trustee U/A/D October 14, 2002 of the Madge Spencer Barham Revocable Living Trust Agreement**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of May, 2005.

NOTARY PUBLIC

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

My commission expires: 10/30/07

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The actual consideration or value, whichever is greater, for this transfer is **$600,000.00**.

AFFIANT

Sworn to and subscribed to before me this 27th day of May, 2005.

NOTARY PUBLIC

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

My commission expires: 10/30/07

EXHIBIT "A"

PARCEL I (Map & Parcel 087-00-0-050.00):

Property located in the 12th Councilmanic District of Davidson County, Tennessee, being Parcel 050 on Davidson County Property Map 087 and being more particularly described according to a Boundary Survey prepared by Wamble & Associates, PLLC dated July 15, 2003, as follows:

Beginning at an iron rod (old) at a fence corner post on the North boundary of property conveyed to Madge S. Barham, Trustee as of record in Instrument Number 200210150126486, R.O.D.C., Tennessee, said iron rod being the southeast corner of property conveyed to F. G. Worrell as of record in Deed Book 3816, page 688, R.O.D.C., Tennessee, said iron rod also being 385 feet east of the east margin of New Hope Road (50' R.O.W.) and the southwest corner of the herein described property; thence, following the east boundary of said Worrell property North 10° 11' 23" East, 208.76 feet to an iron pipe (old) at a fence corner post, said iron pipe being the northeast corner of said Worrell property and an eastern corner of property conveyed to Bettye Klein Holland as of record in Instrument Number 200106080060833, R.O.D.C., Tennessee; thence, following the east boundary of said Klein Holland property North 10° 45' 00" East, passing through an 8-inch Ash tree at 258.5 feet and continuing for a total distance of 268.60 feet to a point in the centerline of Dry Fork Creek; thence, following said centerline as follows: North 83° 50' 20" East, 24.29 feet to a point; thence, South 86° 30' 40" East, 36.46 feet to a point, thence, North 74° 59' 55" East, 39.73 feet to a point; thence, North 71° 56' 11" East, 23.62 feet to a point; thence, South 68° 48' 59" East, 40.52 feet to a point; thence, South 46° 21' 42" East, 34.04 feet to a point; thence, South 44° 48' 52" East, 58.48 feet to a point; thence, South 46° 04' 40" East, 14.58 feet to a point; thence, leaving said centerline and following the east boundary of property conveyed to Donald Ray McPeak, as of record in Instrument Number 200010050099191, R.O.D.C., Tennessee as follows: North 07° 43' 36" East, 258.87 feet to an iron rod (new); thence, North 06° 22' 18" East, 304.00 feet to an iron rod (old), said iron rod being the northeast corner of said McPeak property and the southeast corner of property conveyed to Vincent R. Moffatt and wife, Tamara A. Moffatt as of record in Deed Book 8111, page 87, R.O.D.C., Tennessee; thence, following the east boundary of said Moffatt property and the east boundary of property conveyed to Samuel Dennis Edwards and wife, Nancy Lane Edwards as of record in Deed Book 7156, page 642, R.O.D.C., Tennessee, North 05° 40' 58" East, 540.74 feet to an iron rod (old); thence, continuing with said Edwards property North 06° 08' 20" East, 234.27 feet to a fence corner post, said post being the southwest corner of property conveyed to Stephen K. Felts and wife, Susan S. Felts, Trustees as of record in Instrument Number 200005310054024, R.O.D.C., Tennessee; thence, following the south boundary of said Felts, Trustees property and a fence South 83° 08' 59" East, 812.24 feet to an iron rod (old) in the fence, said iron road being the northwest corner of property conveyed to Angela T. Baldini as of record in Instrument Number 200006140059200, R.O.D.C., Tennessee; thence leaving said Felts, Trustees property and the fence and following the west boundary of said Baldini property as follows: South 14° 02' 15" West, 1092.05 feet to an iron rod (old) in a fence; thence South 23° 20' 47" West, 607.67 feet to an iron rod (old) at a fence corner post; thence, North 57° 27' 59" West, 232.41 feet to an iron rod (old) at a fence corner post; thence, South 36° 24' 29" West, 221.90 feet to an iron bar (old) at a fence corner post; thence, North 89° 52' 53" West, 162.16 feet to an iron pipe (old); thence, North 81° 51' 18" West, 215.34 feet to an iron rod (old), said iron rod being the northeast corner of the aforementioned Madge S. Barham, Trustee property; thence, following said Barham, Trustee property North 81° 48' 23" West, 68.14 feet to the point of beginning.

Containing 1,264,092 square feet or 29.02 acres.

The herein described property is subject to a 12 foot R.O.W. easement over an existing gravel drive from North New Hope Road as of record in Deed Book 6284, page 260, R.O.D.C., Tennessee.

Being the same property conveyed to Madge Spencer Barham, Trustee U/A/D October 14, 2002 of the Madge Spencer Barham Revocable Living Trust Agreement by quitclaim deed from Madge S. Barham, Individually, dated October 14, 2002, and of record in Instrument No. 20021015-0126487, Register's Office for Davidson County, Tennessee. See deed of record in Book 4117, page 544, said Register's Office.

TRACT 2 (087-00-0-180.00):

Beginning at an iron pin in the southeast corner of Cluster Loawson property and a northeast corner of Harold M. Hiza property, said iron pin being 208.91 feet from the easterly margin of New Hope Road; thence with Lawson's existing property line N 03° 04' 35" E 220.12 feet to an iron pin; thence S 86° 46' 49"; E 171.11 feet to a point; thence S 85° 46' E 68.14 feet to an iron pin; thence S 47° 01' 25: E 68.00 feet to a iron pin; thence N 86° 03" W 19.78 feet to an iron pin; thence N 86° 41' 38" W 126.93 feet to an iron pin; thence S 01° 30' 46' W 148.84 feet to a point; thence S 47° 01' 25" W 28.75 feet to an iron pin; thence N 88° 15' W 29.45 feet to the point of beginning, containing 0.43 acre, more or less.

Being the same property conveyed to Madge Spencer Barham, Trustee U/A/D October 14, 2002 of the Madge Spencer Barham Revocable Living Trust Agreement by quitclaim deed from Madge S. Barham, Individually, dated October 14, 2002, and of record in Instrument No. 20021015-0126486, Register's Office for Davidson County, Tennessee. See deeds of record in Book 8605, page 757, and Book 5968, page 727, said Register's Office.