Box 64 Record and

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/05 09:41 3 pgs
Fees:18.00 Taxes:1050.80
20050608-0065356

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 284,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 2005

Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

HALE WILKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tania L. Hunter (NAME)	New Owner - same (NAME)	Part Of:
1301 Campbell Road (ADDRESS)	(ADDRESS)	Map 32
Goodlettsville, Tn 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 124

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Terry E. Wilkes and Janet H. Wilkes, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tania L. Hunter and Harold Hunter, Jr., wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION.

Being the same property conveyed to Terry E. Wilkes by Warranty Deed dated 8/5/04 and recorded on 8/9/04 from Thomas L. Cunningham, III, a single man, of record in Instrument No. 20040809-0095896, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions and easements which may affect the property and are currently of record or which are specifically noted herein.

unimproved ( )
This is improved (X) property, known as 1301 Campbell Road, Goodlettsville, Tn 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hand s this 6th day of June, 2005

Terry E. Wilkes

Janet H. Wilkes

CUNNINGHAM PROPERTY 1301 CAMPBELL ROAD
LEGAL DESCRIPTION

Certain real property situated in the 0th Civil District of County, Tennessee, and described as follows, to-wit:

1) Beginning at a new iron pin, in the southern margin of Campbell Road (being 25 feet from the centerline), the northwest corner of Dawn Brooke Subdivision Section 1, the most north-northeast corner of this tract, thence along the line with Dawn Brooke Subdivision Section 1, South 05 deg. 00 min. 11 sec. West, 195.25 feet to a new iron pin,
2) thence continuing along the line with Dawn Brooke Subdivision Section 1, South 84 deg. 59 min. 49 sec. East, 283.19 feet to a new iron pin,
3) thence continuing along the line with Dawn Brooke Subdivision Section 1, North 88 deg. 15 min. 39 sec. East, 89.75 feet to a new iron pin,
4) thence along a new line, South 04 deg. 37 min. 24 sec. West, 658.28 feet to a new iron pin,
5) thence continuing along a new line, North 83 deg. 30 min. 33 sec. West, 255.27 feet to a new iron pin,
6) thence continuing along a new line, North 11 deg. 51 min. 36 sec. West, 426.97 feet to a new iron pin,
7) thence continuing along a new line, North 05 deg. 35 min. 00 sec. East, 171.28 feet to a new iron pin,
8) thence continuing along a new line, North 49 deg. 10 min. 38 sec. West, 65.27 feet to a new iron pin,
9) thence continuing along a new line, North 05 deg. 35 min. 00 sec. East, 218.28 feet to a new iron pin, in the southern margin of Campbell Road (being 25 feet from the centerline),
10) thence along the southern margin of Campbell Road (parallel and 25 feet from the centerline), South 84 deg. 59 min. 49 sec. East, 51.34 feet to the beginning, containing 5.276 acres, more or less, as surveyed by Burns and Associates, Inc. under Tennessee License No. 1053, dated 05-20-2005.

Being a portion of the property conveyed to Terry Wilkes from Tommy Cunningham by Deed of Record in Instrument No. 20040809**95896 Register's Office of County, Tennessee. *00

The above described property is conveyed with the following 30' wide perpetual ingress/egress and utility easement, being described as follows, to-wit:

1) Beginning at a new iron pin, being North 84 deg. 59 min. 49 sec. West, 51.34 feet from the northwest corner of Dawn Brooke Subdivision Section 1, in the southern margin of Campbell Road (being 25 feet from the centerline), the most north-northeast corner of this easement, thence along a line across Wilkes, South 05 deg. 35 min. 00 sec. West, 10.51 feet to a point,
2) thence along a line across Wilkes, along a curve with a radius of 363.24 feet, an arc length of 51.09 feet, and a chord being South 53 deg. 05 min. 06 sec. West, 51.04 feet to a point,
3) thence continuing along a line across Wilkes, along a curve with a radius of 137.87 feet, an arc length of 86.66 feet, and a chord being South 31 deg. 02 min. 55 sec. West, 85.24 feet to a point,
4) thence continuing along a line across Wilkes, along a curve with a radius of 58.26 feet, an arc length of 56.07 feet, and a chord being South 14 deg. 31 min. 34 sec. East, 53.93 feet to a point,
5) thence continuing along a line across Wilkes, South 42 deg. 05 min. 38 sec. East, 56.66 feet to a point,
6) thence continuing along a line across Wilkes, along a curve with a radius of 427.57 feet, an arc length of 83.90 feet, and a chord being South 47 deg. 42 min. 55 sec. East, 83.77 feet to a point in the westerly line of the above described tract,
7) thence along a line with the above described tract, South 05 deg. 35 min. 00 sec. West, 34.62 feet to a point,
8) thence along a line across Wilkes, along a curve with a radius of 457.57 feet, an arc length of 107.66 feet, and a chord being North 48 deg. 50 min. 04 sec. West, 107.42 feet to a point,
9) thence continuing along a line across Wilkes, North 42 deg. 05 min. 38 sec. West, 56.66 feet to a point,
10) thence continuing along a line across Wilkes, along a curve with a radius of 88.26 feet, an arc length of 84.93 feet, and a chord being North 14 deg. 31 min. 34 sec. West, 81.70 feet to a point,
11) thence continuing along a line across Wilkes, along a curve with a radius of 167.87 feet, an arc length of 105.52 feet, and a chord being North 31 deg. 02 min. 55 sec. East, 103.79 feet to a point,
12) thence continuing along a line across Wilkes, along a curve with a radius of 393.24 feet, an arc length of 31.83 feet, and a chord being North 51 deg. 22 min. 29 sec. East, 31.82 feet to a point, in the southern margin of Campbell Road (being 25 feet from the centerline),
13) thence along the southern margin of Campbell Road (parallel and 25 feet from the centerline), along a curve with a radius of 375.00 feet, an arc length of 36.68 feet, and a chord being South 87 deg. 47 min. 56 sec. East, 36.66 feet to the beginning, containing 11016 square feet or 0.253 acres, more or less, as surveyed by Burns and Associates, Inc. under Tennessee License No. 1053, dated 05-20-2005.

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 Terry E. Wilkes and Janet H. Wilkes, husband and wife

the bargainor s, 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 and official seal at Brentwood, Tennessee, this 6th day of June, 2005.

Commission expires 04/09/09

Notary Public

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public