WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/17/05 10:40 3 pgs
Fees:18.00 Taxes:2775.00
20050617-0069386

ROGER SPROUCH NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$750,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **7TH DAY OF JUNE, 2005.**

Notary Public

MY COMMISSION EXPIRES: **November 24, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T.F. Homes, LLC	New Owner	Map 97 Parcels 90 & 91
(NAME) 2572 Murfreesboro Rd.	(NAME)	
(ADDRESS) **Nashville, TN . 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Thomas L. Hopkins, Jr. and wife Martha C. Hopkins and L.F. Properties, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **T.F. Homes, LLC**, 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 Exhibit "A"

Being the same property conveyed to **Thomas L. Hopkins, Jr. and wife Martha C. Hopkins** by deed of record in Instrument 20040708-0081040, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☒ 49.83 Acres in the Arbor Crest Subdivision. Nashville, Davidson County, Tennessee

This is improved ☐ property, known as

(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 my/our hand(s) this 7th day of June, 2005.

L.F. Properties, Inc.

By:
Stephen J. Long
Vice President

Thomas L. Hopkins, Jr.

Martha C. Hopkins

State of Tennessee **County of Davidson**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stephen J. Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of L.F. Properties, Inc., a corporation, and that he as such Vice President by signing the name of the corporation by himself as Vice President.

Witness my hand and seal at Antioch, Tennessee, this 7th day of June, 2005.

Commission expires: 11/24/07

Notary Public

ROGER SPRUCE NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Thomas L. Hopkins Jr. and Martha C. Hopkins the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 7th day of June, 2005.

Commission expires: 11/24/05

Notary Public

ROGER SPRUCE NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Exhibit "A"
Legal Description

Described according to a survey by S & A Surveying
Dated May 7, , 2005.
Described as follows.

Being a certain tract of land in the Thirty Third Council District of Davidson County, Tennessee known as the J. C. Jones property (Deed Book 167, Page 137). Bounded on the north by Tune, Harrison and Corley, east by Bakers Grove Road, south by Bayless and Corps of Engineers, and west by Corps of Engineers and being more particularly described as follows.

Beginning at an iron rod (old), in the west margin of Bakers Grove Road, said rod being S 37° 40' W – 97.9' from the centerline of Bakers Grove Road and Bakers Grove lane and also being the northeast corner of Morris W. and Janet F. Bayless (Deed Book 10198, Page 666);

Thence, with the north and west lines of Bayless for the next two calls:
N 82° 31' 58" W – 789.24' to an iron rod (old);
S 03° 22' 28" W – 237.53' to a monument (old) in the northerly line of United States of America, Corps of Engineers;

Thence, with the north and east lines of Corps of Engineers for the next eight calls:
N 83° 35' 49" W – 713.73' to a monument (old);
N 57° 01' 23" W – 139.16' to a monument (old);
S 76° 34' 07" W –305.95' to a monument (old);
S 29° 40' 07" W – 195.47' to a monument (old);
N 80° 54' 56" W – 461.77' to a monument (old);
N 06° 12' 15" E – 492.61' to a monument (old);
N 00° 23' 04" E –258.02' to a monument (old);
N 08° 13' 22" E – 588.16' to a monument (old) at the southwest corner of James F. Tune, ET UX (Deed Book 3071, Page 33);

Thence, with the south line of Tune, S 82° 54' 48" E – 1435.59' to an iron rod (old) at the northwest corner of a cemetery;

Thence, with the west and south lines of the cemetery for the next two calls:
S 01° 23' 57" W – 77.10' to an iron rod (old);
S 87° 34' 17" E – 177.35' to an iron rod (old) in the west line of Brian K. and Linda Harrison (Deed Book 20041122, Page 139610);

Thence, with the west and south lines of Harrison for the next two calls:
S 03° 16' 40" W – 434.73' to an iron rod (old);
S 81° 14' 37" E – 452.35' to an iron rod (old) in the west line of Nathan D. Corley (Deed Book 20040709, Page 81971);

Thence, with the west and south lines of Corley for the next two calls:
S 10° 37' 19" W – 211.52' to an iron rod (old);
S 79° 02' 51" E – 410.58' to an iron rod (old) in the west margin of Bakers Grove Road;

Thence, with the west margin of Bakers Grove Road, S 21° 16' 14" W – 141.94' to the POINT OF BEGINNING and containing 49.83 acres more or less.

Said Property is furher identified as the Arbor Crest Subdivision, Final Plat not of record.

RS LW