Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/05 13:34 2 pgs
Fees:13.00 Taxes:388.50

20050622-0071641

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~
17th DAY OF June 2005

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC PAMELA BRENNAN DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth C. Donahey (NAME)	(NAME)	MAP 78
5101 Country Club DR. (ADDRESS)	same (ADDRESS)	PARCEL 67
BRENTWOOD, TN 37027 (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, Owen G. Barnes and wife, Evelyn B. Barnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth C. Donahey and wife, E. Annette Donahey

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:

Map 78 Parcel 67
Tract 10:
Land in the Eighth Civil District of Davidson County, Tennessee, being a 6.33 acre tract according to a survey dated July 7, 1971, by L. C. Petty, Tennessee Registered Surveyor Number 55, and more fully described as follows:

Beginning at a point in the easterly margin of River Road; said point being 1,491 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, page 401, Register's Office for Davidson County, Tennessee; thence North 31 deg. 15' West 190 feet in the easterly margin of River Road to a steel post; thence North 66 deg. 21' East 418 feet to a steel post; thence South 83 deg. 24' East 1276 feet to a steel post; thence South 83 deg. 24' East 55 feet, more or less, to the Cumberland River; thence South 8 deg. 45' East 171 feet with the meanders of the Cumberland River to a point; thence North 82 deg. 25' West 62 feet, more or less, to a steel post; thence North 82 deg. 25' West 1224 feet to a steel post; thence South 63 deg. 42' West 396 feet to the point of beginning.

Being the same property conveyed to Owen G. Barnes and wife, Evelyn Barnes by deed from James M. Fischer, Jr. Trustee, of record in Book 4538, page 594,

CONTINUED

unimproved (X)
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 our hand s this 17th day of June, 2005

Owen G. Barnes
Owen G. Barnes

Evelyn B. Barnes
Evelyn B. Barnes

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 Owen G. Barnes and wife, Evelyn B. Barnes

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 Nashville, Tennessee, this 17th day of June 2005.

Commission expires 3-21-09

Notary Public

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 _____.

LEGAL DESCRIPTION CONTINUATION

Register's Office for Davidson County, Tennessee.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Subject to a perpetual easement and right to flood premises of such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River with all other and additional rights as are fully set out in "Deed of Flowage Easement" from W. L. Sadler, et al, to United States of America, of record in Book 2143, page 285, Register's Office for Davidson County, Tennessee.