40-A

Davidson County DEEDWARR
Recvd: 07/08/05 15:21 2 pg
Fees:13.00 Taxes:1942.50
20050708-0079477

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

William S. Yeaman, Jr.
Bonnie L. Yeaman
5604 Ottershaw Court
Brentwood, TN 37027

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 40
PARCEL 27

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **George W. Hussey**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **William S. Yeaman, Jr. and wife, Bonnie L. Yeaman**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated May 27,2005 and known as Job No. 050084 as follows:

Beginning at an iron pin set on the Northerly Margin of Old Hickory Boulevard, said point of beginning being the Southwest corner of this property and also being the Southeast corner of the Peggy G. Schroeder and Dorothy Nickens property of record in Book 9831, page 842 R.O.D.C.Tn.,; thence leaving the margin of the said Old Hickory Boulevard and with the line of Schroeder N05°28'51"E 1214.66' to an existing concrete monument; thence with the line of Pearlie B. Scott (Book 9703,pg.323 R.O.D.C.,Tn.) S88°47'17"E 95.75' to an existing concrete highway monument on the Right of way of Interstate Highway 24 ; thence with the margin of the said Interstate Highway 24 S39°22'17"E 90.45 to an existing iron pin; thence leaving the Interstate and with the line of William T. Hemphill (Book 9440,page 326 R.O.D.C.,Tn.) S06°01'09"W 936.21' to an existing iron pin; thence with the line of Carolyn L. Burnett (inst # 200104120036094 R.O.D.C.,Tn.) S05°33'17"W 200.00' to an iron pin set on the margin of the said Old Hickory Boulevard; thence with the said margin S87°20'04"W 151.75' to the point of beginning, containing 4.24 acres more or less.

Being the same property conveyed to George W. Hussey by deed from Prime Properties, II, a partnership composed of Lynda Lindsey, Trustee, with full power and authority in said Trustee to mortgage, sell, transfer, convey or otherwise hypothecate said interest in said property, without the necessity of the joinder of any beneficiary therein and Julian Silverfield of record in Book 7131, page 156, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is unimproved property known as Map 40, Parcel 27, Old Hickory Boulevard, Whites Creek, TN 37189, and has never been the primary residence of Grantor, or Grantor's spouse, if married.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of July, 2005.

George W. Hussey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared George W. Hussey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 7th day of July, 2005.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $525,000.00.

AFFIANT

Subscribed and sworn to before me
this 7th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007