This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 024-00-0
PARCEL: Part of 031.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Carla J. Locke
4539 Brick Church Pike
Whites Creek, TN 37118

Davidson County DEEDWARR
Recvd: 07/21/05 15:42 2 pgs
Fees:13.00 Taxes:55.50
20050721-0085276

WARRANTY DEED

THIS INDENTURE, made this 23rd day of June, 2005 between

Walter Robert Locke and wife, Dorothy Virginia Locke

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Carla J. Locke

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

BEING A TRACT OF LAND IN THE 3rd COUNCILMANIC DISTRICT OF DAVIDSON COUNTY TENNESSEE, AND A PORTION OF THAT PROPERTY CONVEYED TO WALTER ROBERT LOCKE IN DB 4205 PG, 73 RODCT MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY BY TOMMY E. WALKER, R.L.S., DATED 01/19/04 AS FOLLOWS;

BEGINNING AT A IRON PIN IN THE EASTERLY MARGIN OF BRICK CHURCH PIKE, SAID PIN BEING THE MOST SOUTHWEST CORNER TO HEREIN DESCRIBED TRACT; THENCE WITH SAID MARGIN N 12 21'25"W, 22.64'; THENCE N 14 07'22"W, 173.60' TO A SET IRON PIN IN THE MARGIN OF BRICK CHURCH PIKE AND THE CENTERLINE OF AN OLD ROAD; THENCE NOW LEAVING SAID MARGIN WITH THE CENTER OF AN OLD ROAD S 24 10'59"E, 146.64' TO A SET IRON PIN IN CENTER OF OLD ROAD BED; THENCE N 87 37'34"E, 143.00' TO A EXISTING POWER POLE; THENCE S 87 52'26"E, 111.30' TO A POINT; THENCE N 74 58'48"E, 218.75' TO AN OLD WOOD FENCE POST; THENCE N 81 46'09"E, 499.95' TO A SET IRON PIN; THENCE N 08 42'36"E, 407.55' TO A 40" TREE IN A FENCE LINE; THENCE N 41 18'09"E, 267.30' TO A EXISTING STONE AT A CORNER FENCE POST; THENCE S 51 30'00"E, 374.89' TO A STONE AT A CORNER FENCE POST; THENCE S 12 24'27"E, 331.27' TO A SET IRON PIN; THENCE S 80 32'37"W, 466.27' TO SET IRON PIN; THENCE S 81 46'09"W, 634.02' TO A SET IRON PIN; THENCE S 74 42'05"W, 217.32' TO A SET IRON PIN; THENCE S 88 11'35"W, 278.87' TO THE POINT OF BEGINNING.

**THIS PARCEL IS SUBJECT TO THE FOLLOWING 15' DRIVE WAY EASEMENT:
SAID EASEMENT BEING 7.5' EITHER SIDE & PARALLEL TO HEREIN DESCRIBED CENTERLINE:
BEGINNING AT A POINT IN THE CENTER OF A CONCRETE DRIVE, SAID POINT BEING N 88 11'35"E, 269.09' FROM THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT;
THENCE N 61 50'43"E, 110.83'; THENCE N 77 33'43"E, 65.64'; THENCE S 89 54'14"E, 116.96' TO THE END OF SAID EASEMENT.**

BEING A PORTION OF THE PROPERTY CONVEYED TO WALTER ROBERT LOCKE AND WIFE IN DOROTHY VIRGINIA LOCKE BY DEED OF RECORD IN BOOK 4205, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description being different from the previous deed of record and based upon a survey BY TOMMY E. WALKER, R.L.S., DATED 01/19/04.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Walter Robert Locke **Dorothy Virginia Locke**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walter Robert Locke and wife, Dorothy Virginia Locke the within named bargainors, 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 office this 23rd day of June, 2005.

Notary

My Commission Expires: 9/30/06

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $15,000.00.

Affiant

Sworn to and subscribed before me, this 23rd day of June, 2005.

Notary Public

My Commission Expires: 9/30/06

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY