This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 08/18/05 15:38 3 pgs
Fees:18.00 Taxes:367.91
20050818-0098741

WARRANTY DEED

Address new owner as:
James Anthony Conway
404 Crabtree Court
Franklin, TN 37069

Send tax bills to:
Same

Map-Parcel
Map 31
Pars 50,51,101

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Samuel P. Kershaw, have this day bargained and sold, and do hereby transfer and convey to the said James Anthony Conway, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

TRACT 6: LAND in the First Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #4823, dated June 17, 2005, and known as Job No. 050076, as follows:

Beginning at an existing iron pin on the easterly margin of Lickton Pike, said point of beginning being the northwest corner of this tract and also being 808.31 feet southerly from the southwest corner of the Thomas Champion property of record in Book 8563, page 383, R.O.D.C., TN; thence leaving the margin of said Pike and with the line of Tract 5 of the referenced survey, S 43 deg. 38 min. 28 sec. E 1188.46 feet to an iron pin set; thence S 87 deg. 39 min. 10 sec. E 865.00 feet to an iron pin set in the line of Pearlie B. Scott property of record in Book 8703, page 323, R.O.D.C., TN; thence with Scotts line and then with the line of O.A. Waldrop (Book 2492, page 51, R.O.D.C., TN) S 01 deg. 28 min. 29 sec. W 531.92 feet to an iron pin at a corner post; thence N 88 deg. 38 min. 28 sec. W 612.24 feet to an iron pin set at a 38-inch Oak Tree; thence with the line of C. D. Sherrill, Jr. (Instr. No. 20030430-0057787, R.O.D.C., TN) the following calls: S 71 deg. 03 min. 26 sec. W 136.62 feet to an iron pin set; thence S 69 deg. 36 min. 09 sec. W 210.17 feet to an iron pin set at a 16-inch Elm Tree; thence S 66 deg. 18 min. 55 sec. W 214.14 feet to an iron pin set at a 16-inch Maple tree; thence S 51 deg. 51 min. 15 sec. W 324.93 feet to an iron pin set at a 18-inch Maple tree; thence S 35 deg. 19 min. 08 sec. W 218.19 feet to an iron pin set at a 14-inch Cedar; thence S 79 deg. 12 min. 11 sec. W 243.80 feet to an iron pin set at a 36-inch Oak; thence S 88 deg. 21 min. 18 sec. W 166.51 feet to a point in a creek; thence with the center of the creek the following calls: N 15 deg. 17 min. 04 sec. E 73.59 feet to a point; thence N 38 deg. 39 min. 32 sec. E 426.01 feet to a point; thence N 29 deg. 04 min. 35 sec. E 125.95 feet to a point; thence N 41 deg. 27 min. 56 sec. E 517.18 feet to a point; thence N 09 deg. 33 min. 47 sec. E 22.45 feet to a point in the creek; thence N 00 deg. 01 min. 59 sec. W 156.01 feet to a point; thence N 78 deg. 23 min.

28 sec. E 55.61 feet to a point in the creek; thence N 17 deg. 17 min. 50 sec. E 63.87 feet to a point; thence N 43 deg. 22 min. 34 sec. W 15 5.9 6 feet to a point in the creek; thence N 49 deg. 05 min. 18 sec. W 242.40 feet to a point in the creek; thence N 30 deg. 49 min. 30 sec. W 249.74 feet to a point in the creek; thence N 37 deg. 40 min. 32 sec. W 178.21 to a point in the creek; thence N 09 deg. 25 min. 57 sec. W 122.71 feet to a point on the margin off Lickton Pike; thence with the margin of said Pike, N 07 deg. 16 min. 31 sec. E 31.66 feet to an iron pin on the easterly margin of Lickton Pike; thence continuing with the margin of said Pike and with a curve to the left having a radius of 507.99 feet and a long chord of 117.18 feet, said chord having a bearing of N 13 deg. 55 min. 12 sec. E, a distance along the curve of 117.44 feet to the point of beginning, containing 28.41 acres, more or less.

BEING part of the same property conveyed to Samuel P. Kershaw by deed of record in Book 10238, page 170 and by quitclaim deed from Kimberly M. Kershaw filed in Instrument No. 20010604-0057923, said Register's Office.

This is improved property known as 4741 Lickton Pike, Whites Creek, Tennessee 37189.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said James Anthony Conway, his heirs and assigns, forever.

And I, Samuel P. Kershaw, do covenant with the said James Anthony Conway that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year 2005.

And I, Samuel P. Kershaw, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James Anthony Conway, his heirs and assigns against the lawful claims of all persons whomsoever. This description is the same used in the previous deed of record.

WITNESS my hand this 12th day of August 2005.

Samuel P. Kershaw

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel P. Kershaw, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $99,435.

AFFIANT

Subscribed and sworn to before me, this 12th day of August 2005.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.