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

Davidson County DEEDWARR
Recvd: 08/18/05 15:43 3 pgs
Fees:18.00 Taxes:1858.14
20050818-0098745

WARRANTY DEED

Address new owner as:
Kylee Ervin
223 Spy Glass Way
Hendersonville, TN 37075

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 Kylee Ervin and her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

TRACT 3:
LAND in the First Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, 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 254.89 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 the said pike, S 85 deg. 37 min. 01 sec. E 1463.35 feet to an iron pin set on the westerly margin of Interstate Highway 24 (I-24); thence with the said margin, S 38 deg. 25 min. 30 sec. E 212.68 feet to a concrete highway monument; thence S 28 deg. 41 min. 24 sec. E 262.46 feet to an existing concrete monument; thence S 43 deg. 39 min. 04 sec. E 625.11 feet to an existing iron pin; thence with the line of the Pearlie B. Scott property of record in Book 8703, page 323, R.O.D.C., TN, S 83 deg. 32 min. 08 sec. W 308.82 feet to an iron pin set at a 34-inch maple tree; thence N 87 deg. 39 min. 10 sec. W 385.80 feet to an existing iron pipe; thence leaving Scott, N 87 deg. 39 min. 10 sec. W 450.00 feet to an iron pin set; thence N 16 deg. 04 min. 34 sec. W 831.15 feet to an iron pin set; thence S 85 deg. 37 min. 01 sec. E 400.00 feet to an iron pin set; thence S 80 deg. 03 min. 17 sec. W 500.82 feet to an iron pin set on the easterly margin of Lickton Pike; thence with the margin of the said Pike, N 37 deg. 03 min. 16 sec. E 76.37 feet to an iron pin set; thence with a curve to the left having a radius of 375.00 feet and a long chord of 172.48 feet, said chord having a bearing of N 23 deg. 45 min. 19 sec. E a distance along the curve of 174.04 feet to the point of beginning, containing 20.73 acres, more or less.

TRACT 4:

LAND in the First Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, 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 505.30 feet southerly from the southwest corner of the Thomas Champion property of record in Book 8563, nacre 383. R.O.D.C., TN; thence leaving the margin of the said Pike, and with the line of Tract 3 of the said survey, N 80 deg. 03 min. 17 sec. E 500.82 feet to all iron pin; thence S 85 deg, 37 min. 01 sec. E 400.00 feet to an iron pin; thence S 16 deg. 04 min. 34 sec. E 831.15 feet to an iron pin in the line of Tract 5 of the said survey; thence with Tract. 5, N 87 deg. 39 min. 10 sec. W 325.00 feet to an iron pin; thence N 55 deg. 43 min. 10 sec. W 1051.50 feet to an iron pin set on the easterly margin of the said Lickton Pike; thence with the said margin, N 20 deg. 32, min. 18 sec. E 25.00 feet to an iron pin; thence with a curve to the right having a radius of 452.00 feet and a long chord of 129.80 feet, said chord having a bearing of N 28 deg. 47 min. 40 sec. E a distance along the curve of 130.25 feet to the point of beginning, containing 13.36 acres, more or less.

TRACT 5:
LAND in the First Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, 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 660.55 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 the said Pike, and with the line of Tract 4 of the referenced survey, S 55 deg. 43 min. 10 sec. E 1051.50 feet to an iron pin set; thence S 87 deg. 39 min.. 10 sec. E 775.00 feet to an existing iron pipe; thence with the line of the Pearlie B. Scott property of record in Book 8703, page 323, R.O.D.C., TN, S 01 deg. 28 min. 29 sec. W 410.00 feet to an iron pin set; thence leaving Scott and with the line of Tract 6 of the referenced survey, N 87 deg. 39 min_ 10 sec. W 865.00 feet to an iron pin; thence N 43 deg. 38 min. 28 sec. W 1188.46 feet to an iron pin set on the margin of Lickton Pike; thence with the margin of said Pike, N 20 deg. 32 min. 18 sec. E 147.76

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 Kylee Ervin, her heirs and assigns, forever.

And I, Samuel P. Kershaw, do covenant with the said Kylee Ervin 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 Kylee Ervin, her 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 $502,200.

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