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

Davidson County DEEDWARR
Recvd: 08/19/05 13:35 2 pgs
Fees:13.00 Taxes:447.70
20050819-0099119

WARRANTY DEED

Address new owner as:
Deborah Owen
4777 Lickton Pike
Whites Creek, Tennessee 37189

Send tax bills to:
SAME

Map-Parcel
Same 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 Deborah Owen, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

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 the southwest corner of the Thomas Champion property of record in Book 8563, page 383, R.O.D.C., TN; thence with Champion's line, S 71 deg. 04 min. 17 sec. E 229.69 feet to a point in a creek; thence with the centerline of the said Creek the following calls: N 00 deg. 56 min. 33 sec. E 98.47 feet to a point; thence N 16 deg. 26 min. 59 sec. E 149.70 feet to a point; thence N 67 deg. 31 min. 46 sec. E 222.16 feet to a point; thence N 53 deg. 53 min. 43 sec. E 73.08 feet to a point; thence N 37 deg. 00 min. 13 sec. E 167.84 feet to a point; thence N 63 deg. 17 min. 10 sec. E 132.58 feet to a point; thence leaving the center of said Creek, S 87 deg. 14 min. 45 sec. E 260.76 feet to an existing iron pin in the margin of Interstate Highway 24; thence with the margin of said Interstate Highway 24 and a curve to the left having a radius of 3024.78 feet and a long chord of 535.90 feet, said chord having a bearing of S 24 deg. 12 min. 46 sec. E a distance along the curve of 536.60 feet to an iron pin; thence leaving the margin of Interstate Highway 24, S 83 deg. 35 min. 22 sec. W 1015.22 feet to an iron pin set; thence N 85 deg. 37 min. 01 sec. W 213.94 feet to an iron pin set on the easterly margin of said Lickton Pike; thence with the margin of the said Pike, N 01 deg. 38 min. 02 sec. W 109.20 feet to the point of beginning, containing 9.49 acres, more or less. Property being conveyed together with the benefit of a joint use ingress/egress easement as shown on the said survey.

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 4777 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 Deborah Owen, her heirs and assigns, forever.

And I, Samuel P. Kershaw, do covenant with the said Deborah Owen 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 Deborah Owen, 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 $121,000.

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