This instrument is being executed pursuant to a Power of Attorney of record in Book 9979, Page 810, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/21/05 13:52 2 pgs
Fees:13.00 Taxes:4810.00

20050921-0113593

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF September, 2005.

_____
NOTARY PUBLIC:

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lakewood Partners, LLC 1372 Robinson Road Old Hickory, TN 37138	new owner	part of Map 53-15 Parcel 24.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Clifton Family Revocable Living Trust

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lakewood Partners, LLC

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING A TRACT OF LAND IN THE 12TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING A PORTION OF THAT PROPERTY CONVEYED TO GRADIE L. CARTER, ETUX IN BOOK 7523, PAGE 825, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY DATED 4/19/92 BY TOMMY E. WALKER TN LIC. NO. 1465 AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE NORTH LINE OF HERMITAGE GOLF COURSE, INC. (DB 8331, PG 575 RODCT); SAID PIN BEING THE MOST SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING A COMMON CORNER TO ALTHA MAI ALRED, ETAL (DB 6266, PG 299 RODCT); THENCE WITH THE NORTH LINE OF SAID GOLF COURSE AND AN EXISTING FENCE LINE N. 84 22' 56" W., 1422.70' TO A POINT ON THE NORTHEAST BANK OF THE CUMBERLAND RIVER; THENCE WITH SAID RIVER N. 38 25' 56" W., 236.10' TO A POINT; THENCE N. 41 40' 56" W., 84.00' TO A POINT; THENCE N. 45 20' 56" W., 349.67' TO A POINT; SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND A COMMON CORNER TO OLD HICKORY LAND PARTNERSHIP PROPERTY (DB 7758, PG 449, RODCT); THENCE NOW LEAVING SAID RIVER WITH THE SOUTHEAST LINE OF OLD HICKORY LANE PARTNERSHIP N. 37 40' 26" E., 1132.01' TO A CORNER FENCE POST, CORNER WITH JAMES FERRELL (DB 4125, PG 675 RODCT); THENCE S. 1708' 14" E., 119.38' TO THE INTERSECTON OF TWO CREEKS; THENCE WITH A CREEK OR DRAINAGE DITCH RUNNING TO THE EAST FOR THE NEXT FOUR CALLS: 1) N.80 27' 40" E., 339.29', 2) S. 77 21' 07" E., 242.74', 3) S. 77 25' 54" E., 63.39', 4) S. 02 59' 04" W., 15.00' TO A POINT IN A FENCE LINE; THENCE N. 88 45' 07" E., 392.28' TO A POINT; THENCE S. 86 18' 50" E., 642.77' TO A POINT; THENCE S. 86 19' 05" E., 530.10' TO A POINT; THENCE S. 86 24' 27" E., 238.88' TO A POINT IN THE WESTERLY MARGIN OF RAY AVENUE; THENCE WITH SAID MARGIN S. 01 29' 59" W., 15.89' TO A POINT; THENCE NOW LEAVING SAID MARGIN N. 86 24' 27" W., 1419.18' TO A CORNER FENCE POST, SAID ALRED'S NORTHWEST CORNER; THENCE WITH SAID ALRED'S WEST LINE AND EXISTING FENCE LINE S. 04 44' 34" E., 1384.32' TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING TWO LOTS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 AND LOT NO. 2 ON THE PLAN OF CLIFTON SUBDIVISION, AS OF RECORD IN PLAT INSTRUMENT NUMBER 20050801-0089900, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CLIFTON FAMILY REVOCABLE LIVING TRUST BY DEED FROM ROBERT A. SHUMATE, MARRIED, DATED APRIL 5, 1996, AND OF RECORD IN BOOK 10015, PAGE 994, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to Restrictive Covenants contained in Book 10015, Page 994, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for Floodway locks to USA in Book 2270, Page 329, said Register's Office.
4) Property is subject to easement for Sanitary sewer to Metro Government in Book 9290, Page 804, said Register's Office.
5) Property is subject to easement for Electrical & irrigation to Old Hickory Country Club in Instrument Number 20020726-0089922, said Register's Office.
6) Property is subject to Greenbelt assessment of record in Book 10174, Page 192, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as: part of Map 53-15, Parcel 24.00 - Lakewood, Davidson County, Tenessee,
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this 16th day of September, 2005.

Kirby Clifton, Jr., Trustee

Mary Pauline Clifton, Trustee by Kirby Clifton
Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kirby Clifton, Jr., Trustee, for the Clifton Family Revocable Living Trust, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2005.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: 11-26-2005

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kirby Clifton, Attorney-in-Fact for Mary Pauline Clifton, Trustee, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Mary Pauline Clifton, Trustee for the purposes therein contained.

WITNESS my hand and official seal this 16th day of September, 2005

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076