PICK-UP

08/10/05 JRR/aw

This instrument prepared by:

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Davidson County DEEDWARR
Recvd: 09/21/05 14:39 4 pgs
Fees:23.00 Taxes:185.00
20050921-0113656

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481

WARRANTY DEED

Address New Owner(s) as follows: **BARTON DOW BOOZER, 810 Bellevue Road, #164, Nashville TN 37221**

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map No. 126, Part of Parcel No. 116, Part of Field Book No. 09D 78989

For and in consideration of the sum of **FIFTY THOUSAND ($50,000.00) DOLLARS,** cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, we, **CAROL B. BOOZER and husband, WILLIAM A. BOOZER,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey to **BARTON DOW BOOZER,** his heirs and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof and all hereinafter referred as the Real Property.

This is **( )improved (X)unimproved** Real Property known as **Heath Road, Nashville, Davidson County, Tennessee 37221**

TO HAVE AND TO HOLD said tract or parcel of land and Real Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **BARTON DOW BOOZER,** his heirs and assigns, forever; and Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said Real Property in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein. Grantors do

further covenant and bind themselves/their heirs and representatives, to warrant and forever defend the title to said Real Property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 19th day of September 2005.

Carol B. Boozer
CAROL B. BOOZER

William A. Boozer
WILLIAM A. BOOZER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **CAROL A. BOOZER and husband, WILLIAM A. BOOZER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September 2005.

Notary Public

My commission expires 20 Sept. 2008

JOHN R. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $50,000.00.

Barton Dow Boozer Affiant

Subscribed and sworn to before me this 19th day of September 2005.

Notary Public

My commission expires 20 Sept. 2008

JOHN R. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

Map No. **126**
Part of Parcel No. **116**
Part of Field Book No. **09D 78989**

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey by Raimey S. Ellenburg, Tennessee Surveyor No. 2038, dated _____ 2005, and being a portion of the original 10.30 acre tract identified as Tract No. 7 on the Survey of the J. Don Heath Property dated 02 May 1983, and served by an unnamed easement road which existed with gravel prior to July 1, 1984, and sasid easement road being established on May 8, 1979, by an instrument of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee, and the within property consisting of 5.00 acres, more or less, described as follows:

Commencing at an Iron Pin in the center of Heath easement road after being measured along the centerline of said easement road 1253.19 feet in a Northerly and Northeasterly direction from an Iron Pin in the centerline of said easement road where it joins the road described in Book 5393, page 898, Register's Office for Davidson County, Tennessee, also being R.C. Bibb's Northwest corner as shown in Book 5976, Page 555, Register's Office for Davidson County, Tennessee; thence with the center of said continuing easement road which all purchasers of Heath 10 acre tracts have a right to ingress & egress over and insuring to their heirs, successors and assigns, but with the duties described in Book 5393, page 898, and now within conveyed land being described as follows:

Continuing along a curve having a radius of 1145.530 feet and an arc distance of 60.40 feet N 53°03'26" E along a chord bearing along the centerline of Heath Road a distance of 60.39 feet to a point of tangency; thence N 51°32'48" E along the centerline of Heath Road a distance of 193.57 feet to the point of curvature of a curve having a radius of 405.01 feet and an arc distance of 72.51 feet, this being the true point of beginning; thence N 46°25'04" E along a chord bearing on said curve a distance of 72.41 feet to the point of intersection of the centerlines of Heath Road and Leon Road; thence S 72°40'02" E along the centerline of Leon Road a distance of 171.26 feet to the point of curvature of a curve having a radius 487.50 feet and an arc distance of 344.86 feet; thence S 52°24'06" E along a chord bearing on said curve a distance of 337.71 feet to a point; thence S 31°58'39" E (S 32°08'10" E record) along the centerline of Leon Road a distance of 216.55 feet to the point of curvature of a curve having a radius of 751.90 feet and an arc distance of 145.310 feet; thence S 26°35'59" E along a chord bearing on said curve a distance of 145.08 feet to a point; thence S 41°58'47" W a distance of 567.24(N 41°54'15" W 568.10 record) feet to a T-Post; thence N 31°36'59" W a distance of 25.000 feet to a point; thence N 0° 38′ 32″ E a distance of 833.63 feet to a point; thence N 72° 40′ 02″ W and parallel with a chord along the centerline of Leon Road a distance of 293.3 feet to the true point of beginning and containing 5.00 acres, more or less. Less and except that part for Road R/W(Right-Of-Way) purposes for Heath Road and Leon Road. Subject to any easements or Rights of Way of Record.

Together with a non-exclusive joint ownership of the access road fifty (50) feet wide and described in instrument of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee, and a non-exclusive easement by necessity along the established Heath Road.

This conveyance is subject to the following, to-wit:

1. A non-exclusive easement twenty-five (25) feet in width for Heath Road along portions of the north and west boundaries of the within described Real Property;

2. A non-exclusive easement fifty (50) feet in width for Leon Road along north and portions of the east boundaries of the within described Real Property;

3. Restrictions of record in Book 5393, page 898, Book 5379, page 497, Book 5379, page 501, Book 5379, page 509, and Book 6425, page 811, all Register's Office for Davidson County, Tennessee;

4. Roadway restrictions of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee; and

5. All matters shown on the survey by P. A. Chapdelaine, Tennessee Surveyor 882, dated 02 May 1983.

Being a part of the same property conveyed to Carol B. Boozer and husband, William A. Boozer, by deed from Siroos Yazdian and Frank G. Friedman, Trustee, of record in Book 9836, page 895, Register's Office for Davidson County, Tennessee.