WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 110,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF SEPTEMBER, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00835

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Thomas McKay and Melba Shepherd	SAME	MAP:
4156 Bull Run Road		Parcel:55-0 62.00
Ashland City, TN 37015		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELSIE W. CARTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

THOMAS MCKAY AND MELBA SHEPHERD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4156 Bull Run Road, Ashland City, TN 37015

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand on the 29th day of September, 2005.

Elsie W. Carter by Loretta C. Peoples

Elsie W. Carter by Loretta C. Peoples, Attorney in Fact

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee , this 29th day of September, 2005.

Notary Public _____

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 09/30/05 09:46 2 pgs
Fees:13.00 Taxes:407.00
20050930-0117505

EXHIBIT A - LEGAL DESCRIPTION

LAND IN THE 15TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 3 ON THE A. TURNER, TRUSTEE, PROPERTY, NOT OF RECORD, LOCATED ON BULL RUN ROAD AND DESCRIBED ACCORDING TO A SURVEY BY RICHARDSON-MORRIS CO., SURVEYORS, DATED NOVEMBER 7, 1972, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF BULL RUN ROAD, 760 FEET SOUTH OF THE SOUTHEAST CORNER OF THE MILDRED E. CANTRELL PROPERTY; THENCE N. 53° 20' W 1400 FEET TO A POINT; THENCE S 21° 40' W 190 FEET TO A POINT; THENCE S 53° 20' E 1400 FEET TO A POINT IN THE WESTERLY MARGIN OF BULL RUN ROAD; THENCE NORTHERLY 190 FEET ALONG THE WESTERLY MARGIN OF SAID BULL RUN ROAD TO THE POINT OF BEGINNING AND CONTAINING 5.89 ACRES MORE OR LESS.

INCLUDING BUT EXCLUDING SAID 2.78 ACRE TRACT AS SHOWN ON PLAT BOOK 8250, PAGE 88, WHICH HAS BEEN COMBINED IN PROPERTY OWNED BY JOHN W. CRIPPS.

BEING THE SAME PROPERTY CONVEYED TO ROBERT C. CARTER AND WIFE, ELSIE W. CARTER BY WARRANTY DEED FROM LILLIAN JUNE AKINS, UNMARRIED, RECORDED ON THE 8TH DAY OF MARCH, 1989 IN DEED BOOK 7788, PAGE 315, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ROBERT C. CARTER HAVING SINCE DIED ON 02/23/2000 AND ALL HIS RIGHT AND TITLE TITLE TO THE ABOVE DECRIBED LAND BEING VESTED IN ELSIE W. CARTER HIS WIDOW..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Elsie W. Carter pursuant to a power of attorney executed by the same on the Sept 21, 2000, and being filed for in Instrument # 20050930-0117396, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 29th day of September, 2005, before me personally appeared Loretta C. Peoples to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Elsie W. Carter** and acknowledged that she executed the same as the free act and deed of said **Elsie W. Carter**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public _____

My Commission Expires _____

