Davidson County DEEDWARR
Recvd: 11/07/05 15:01 2 pgs
Fees:13.00 Taxes:1887.00
20051107-0134790

NEW OWNER:	SEND TAX BILLS:	PREPARED BY:
Cumberland Partners 320 Douglas Bend Road Gallatin, Tennessee 37066	Same	WALTER H. STUBBS Attorney at Law 1190 Nashville Pike Gallatin Tennessee 37066

Map 96-2-69

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **R. BARRY GEARON and wife, KAREN GLEE GEARON**, have this day bargained and sold and by these presents do hereby transfer and convey unto **CUMBERLAND PARTNERS,** its successors and assigns, the following described tract of land, to wit:

BEING Lot No. 2 on the plan of Resubdivision of Lots 26, 27, and 28 on the Plan of Donelsonwood, First Addition, as of record in Book 5060, page 130, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Lebanon Pike at the common corner of Lots 1 and 2; thence with the line between said two lots S 18 degrees 07 minutes E 237.33 feet to a point; thence northeasterly 67.11 feet to a point; thence S 83 degrees 24 minutes E 19.85 feet to a point; thence N 05 degrees 43 minutes E 195.45 feet to a point in Stewarts Ferry Pike; thence around a curve to the left having a radius of 200 feet and a distance of 152.25 feet to the point of beginning.

This being that property conveyed to R. Barry Gearon and wife, Karen Glee Gearon from John H. Noel, III, Trustee, as executed on the 22nd day of August 1986, and recorded in Book 6957, page 599 on the 22nd day of August 1986 in the Register's Office for Davidson County, Tennessee.

INCLUDED in the above description BUT EXPRESSLY EXCLUDED from this conveyance is the following described tract of land:

BEGINNING at a point in the existing south margin of State Route 24 (US 70); said point being 42.228 feet right of proposed centerline station 10+456.091; thence with the said existing margin with a curve right and easterly 93 feet more or less to a point; thence with the proposed south margin of said road with a 1594.73 foot radius curve left and southwesterly 92.5 feet to a point; thence with the east boundary of the R. Barry Gearon property (Tract 33) North 14 degrees 45 minutes 45 seconds West, 4 feet more or less to the point of beginning containing 374 square feet and is part of the property conveyed to R. Barry Gearon and wife, Karen Glee Gearon by John H. Noel, III, Trustee of record in Book 6957, page 599, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions and other matters of record.

TO HAVE AND TO HOLD said tract or parcel of land together with all improvements thereon and the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTORS COVENANT that Grantors are lawfully seized and possessed of said real estate, have full power to sell and convey the same; that the title thereto is free, clear and

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unencumbered except as aforesaid; and Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

Taxes for the year 2005 to be prorated and paid by Grantee.

IN TESTIMONY WHEREOF, we have hereunto set our hands this 4th day of November 2005.

R Barry Gearon
R. BARRY GEARON

Karen Glee Gearon
KAREN GLEE GEARON

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, **R. BARRY GEARON and wife, KAREN GLEE GEARON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 4th day of November 2005.

NOTARY PUBLIC

My Commission Expires: 04/09/09.

WALTER H. STUBBS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of this property transferred, whichever is greater, is $510,000.00, which amount is equal to or greater than the amount which the property conveyed will command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me this 4th day of November 2005.

NOTARY PUBLIC

My Commission Expires: 04/09/09.

WALTER H. STUBBS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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