WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/05 12:12 3 pgs
Fees:18.00 Taxes:11.10

20051114-0137153

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00

Elizabeth Ann Seat
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF NOVEMBER 2005.

Robert B. Young
NOTARY PUBLIC

MY COMMISSION EXPIRES: September 27, 2006

THIS INSTRUMENT PREPARED WITHOUT SEARCH FROM DOCUMENTS FURNISHED BY CHAPDELAINE & ASSOCIATES, SURVEYORS BY: Robert B. Young, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
John & Elizabeth Ann Seat	Same	168-00-0-106
1008 Lakeview Dr.		
Ashland City, TN 37015-5326		

FOR AND 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, I, **MARY ELIZABETH ROBERTS**, A WIDOW, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN** AND **ELIZABETH SEAT**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT A ATTACHED

BEING part of the property conveyed to Leslie Roberts and wife, (Mary) Elizabeth Roberts, by Warranty Deed from J. C. Howell and wife, Lovie Howell, as recorded in Book 1635, Page 599, Register's Office for Davidson County, Tennessee, the said Leslie Roberts having since died on August 23, 1964.

Description herein according to a revised survey by Chapdelaine and Associates dated February 28, 2005 and signed July 28, 2005.

The above description is not the same as in the previous deed of record.

Unimproved property on Hester Beasley Road, Nashville, TN 37221
(House Number) (Street) (City) (State) (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 I do covenant with said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my hands this 10 day of November 2005.

MARY ELIZABETH ROBERTS - Seller

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 **Mary Elizabeth Roberts**, the bargainor, 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 Nashville, Tennessee, this 10 day of November 2005.

NOTARY PUBLIC

My commission expires: September 30, 2006

EXHIBIT "A"

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 168, ASSESSOR'S OFFICE, AND LYING ON HESTER BEASLEY ROAD IN DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY HESTER BEASLEY ROAD ON THE EAST AND SOUTH; SHAHRAM YAZDIAN AND TIMOTHY C. ROBERTS ON THE WEST; ELIZABETH ROBERTS 1.03 ACRE TRACT ON THE NORTH, INTERNALLY, CHARLIE THOMASON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE WEST SIDE OF HESTER BEASLEY ROAD IN THE NORTH LINE OF SHAHRAM YAZDIAN (REF. DEEDBOOK 8709 PAGE 458 R.O.D.C.), THENCE LEAVING HESTER BEASLEY ROAD AND WITH YAZDIAN'S EAST LINE N12°23'17"W 336.01' TO AN EXISTING IRON PIN AT 12" OAK STUMP IN A FENCE, THE SOUTH LINE OF TIMOTHY C. ROBERTS (REF. DEEDBOOK 8556 PAGE 186 R.O.D.C.); THENCE LEAVING YAZDIAN AND WITH ROBERTS' SOUTH AND EAST LINES S64°53'17"E 33.41' TO AN EXISTING IRON PIN; THENCE N03°34'34"E 208.17' TO AN EXISTING IRON PIN AT 18" RED OAK; THENCE N31°26'44"E 22.98' TO AN IRON PIN SET; THENCE LEAVING TIMOTHY ROBERTS AND WITH ELIZABETH ROBERTS' 1.03 ACRES N89°58'19"E PASSING A WITNESS IRON PIN SET AT 279.81' IN ALL 304.97' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD; THENCE WITH THE CENTER OF HESTER BEASLEY ROAD S06°26'32"E 141.51' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=28°54'37"; RADIUS=295.23'; ARC=148.97'; TANGENT=76.11'; CHORD=S08°00'47"W 147.39' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=25°49'48"; RADIUS=327.42'; ARC=147.61'; TANGENT=75.08'; CHORD=S35°22'59"W 146.36' TO A POINT; THENCE S48°17'53"W 155.21' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=09°01'05"; RADIUS=615.35'; ARC=96.85'; TANGENT=48.53'; CHORD=S52°48'25"W 96.75' TO A POINT; THENCE LEAVING HESTER BEASLEY ROAD AND WITH THE AFOREMENTIONED SHAHRAM YAZDIAN'S EAST LINE N12°23'17"W 26.73' TO THE POINT OF BEGINNING, CONTAINING 3.05 ACRES, MORE OR LESS, AND BEING A PORTION OF ELIZABETH ROBERTS PROPERTY AS RECORDED IN DEEDBOOK 1635 PAGE 599 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED OCTOBER 09, 1991, REVISED APRIL 01, 1992 AND FEBRUARY 28, 2005.

INTERNAL TO THE ABOVE TRACT AND NOT INCLUDED IS A TRACT OF LAND AS OWNED BY CHARLIE THOMASON AS RECORDED IN DEEDBOOK 5937 PAGE 891 R.O.D.C. DESCRIBED AS FOLLOWS:
BEGINNING AT AN EXISTING IRON PIN, LOCATED N17°15'50"E 271.21' FROM AN EXISTING IRON PIN, THE POINT OF BEGINNING OF THE ABOVE TRACT, THENCE N70°30'27"W 91.00' TO AN EXISTING IRON PIN; THENCE N50°30'27"W 19.00' TO AN EXISTING IRON STAKE; THENCE N29°29'33"E 76.00' TO AN EXISTING IRON PIN AT WHITE OAK STUMP IN A FENCE; THENCE N25°29'33"E 94.00' TO AN EXISTING IRON PIN; THENCE S48°00'44"E 137.20' TO AN EXISTING IRON PIN; THENCE S37°59'33"W 129.00' TO THE POINT OF BEGINNING, CONTAINING 0.42 ACRE.

THE ABOVE TRACT IS SUBJECT TO AN INGRESS-EGRESS EASEMENT RUNNING THROUGH THE ABOVE TRACT TO THE CHARLIE THOMASON PROPERTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF CHARLIE THOMASON'S PROPERTY THENCE S48°00'44"E 33.99' TO THE POINT IN THE CENTER OF SAID INGRESS-EGRESS EASEMENT THE TRUE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED EASEMENT, THENCE WITH THE CENTER OF SAID EASEMENT FOR THE FOLLOWING 4 CALLS TO POINTS: N11°10'00"E 48.91'; N29°47'21"E 47.28';N52°56'22"E 34.30'; N76°58'14"E 9.18' TO A POINT IN THE NORTH LINE OF THE ABOVE TRACT.

THE ABOVE TRACT IS SUBJECT TO ROBERTS CEMETERY INTERNAL TO THE ABOVE TRACT

IN FAVOR OF THE ABOVE TRACT IS AN INGRESS-EGRESS EASEMENT RUNNING FROM THE NORTH LINE OF THE ABOVE TRACT THROUGH ELIZABETH ROBERTS' 1.03 ACRE TRACT AND TIMOTHY C. ROBERTS PROPERTY TO HESTER BEASLEY ROAD DESCRIBED AS FOLLOWS:
COMMENCING AT AN WITNESS IRON PIN IN THE NORTH LINE OF THE ABOVE TRACT THENCE S89°58'19"W 110.49' TO A POINT IN THE CENTER OF SAID INGRESS-EGRESS EASEMENT THE TRUE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED EASEMENT, THENCE WITH THE CENTER OF SAID EASEMENT FOR THE FOLLOWING 8 CALLS TO POINTS: N76°58'14"E 57.33'; N36°06'03"E 51.04'; N10°30'57"E 26.13'; N10°00'55"W 47.21'; N00°08'25"W 55.04'; TO A POINT IN TIMOTHY C. ROBERTS' SOUTH LINE (REF. DEEDBOOK 6909 PAGE 391 R.O.D.C.); THENCE CONTINUING THROUGH ROBERTS N00°08'25"W 38.43'; N62°57'23"E 31.98'; S79°28'26"E 19.58' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.