WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2005

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John Poole	NEW OWNER	Map 75
401 Bonnaspring Drive		Group 13
Hermitage, TN 37076		Parcel 213.01

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

James W. Savley and wife, S. Jean Savley

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John Poole and wife, Tracy Poole

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:

Land in the 14th Councilmanic District of Davidson County, Tennessee, being the same property described in Deed Book 10265, Page 594, Register's Office for said County and more particularly described as follows:

Beginning in the northerly right of way of Bonnaspring Drive, approximately 124.4 feet west of the northwest turn-out of said Bonnaspring Drive and Lebanon Road;

Thence continuing with said Bonnaspring Drive, along a curve to the right having a radius of 5553.59 feet, a distance of 96.48 feet to an iron pin;

Thence leaving said right of way N 41 deg. 39' E, 141.7 feet to an iron pin;

Thence S 53 deg. 20' E, 71.5 feet to an iron pin;

Thence S 31 deg. 35' W, 141.68 feet to the point of beginning and containing 0.28 acres, more or less, by survey by John Kohl & Company, P.C., Registered Land Surveyor No. 855, dated November 15, 2005.

BEING the same property conveyed to James W. Savley and wife, S. Jean Savley by Quitclaim Deed from Small World Ministries, Inc., of record in Book 10265, Page 594, dated November 14, 1996, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 401 Bonnaspring Drive, Hermitage, TN 37076

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.

Davidson County DEEDWARR
Recvd: 11/18/05 11:33 2 pgs
Fees:13.00 Taxes:999.00
20051118-0139570

FILE BOX 45

Witness our hands this 15th day of November, 2005.

James W. Savley

S. Jean Savley

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 James W. Savley and S. Jean Savley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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