(3)

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24287-05-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,006,600.00. Affiant Subscribed and sworn to before me this 14th day of November, 2005. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

*1503 Columbia Ave,
Franklin, TN 37064

WARRANTY DEED

Address New Owner: Don Cameron, III ~~14656 Old Hickory Boulevard~~ ~~Antioch, TN 37013~~	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.173.00-0 Parcel No. 036.00

*

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sherry D. Pike, individually as devisee under the will of Robert D. Cothern, deceased, Sherry D. Pike, as Executrix of the Estate of Robert D. Cothern, deceased, and Sherry D. Pike, as Trustee of the Robert D. Cothern Revocable Living Trust ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Don Cameron, III** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 14656 Old Hickory Boulevard, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of November, 2005.

Sherry D. Pike, individually as devisee under the will of Robert D. Cothern, deceased

Sherry D. Pike, as Executrix of the Estate of Robert D. Cothern, deceased

Sherry D. Pike, as Trustee of the Robert D. Cothern Revocable Living Trust

Don Cameron, III

Davidson County DEEDWARR
Recvd: 11/21/05 15:40 3 pgs
Fees:18.00 Taxes:7424.42
20051121-0140598

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sherry D. Pike, individually and as Executrix of the Estate of Robert D. Cothern, deceased, and as Trustee of the Robert D. Cothern Revocable Living Trust, 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, at office, this 14th day of November, 2005.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Exhibit "A"

A TRACT OF LAND IN THE THIRTY-SECOND COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LYING ALONG THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD, BEING KNOWN AS PARCEL 36.00 ON DAVIDSON COUNTY TAX MAP NO. 173 AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, DATED JUNE 12, 2005, JOB NUMBER 2005-026 AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, A 50-FOOT RIGHT-OF-WAY, AT THE SOUTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO MARY GAIL JONES AND LEONARD THURSTON JONES AS OF RECORD IN DEED BOOK 10330, PAGE 123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, AND WITH THE EASTERLY PROPERTY LINE OF SAID MARY GAIL JONES AND LEONARD THURSTON JONES, NORTH 13 DEGREES 53 MINUTES 56 SECONDS WEST, 878.05 FEET TO AN IRON ROD (OLD); THENCE,
2. SOUTH 72 DEGREES 37 MINUTES 07 SECONDS WEST, 765.92 FEET TO AN IRON ROD (OLD) IN THE EASTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO WALLACE T. WATSON AS OF RECORD IN DEED BOOK 2693, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
3. WITH THE EASTERLY PROPERTY LINE OF SAID WATSON, IN PART, AND THE EASTERLY PROPERTY LINE OF LINDA C. PRATT AS OF RECORD IN INSTRUMENT NO. 20020215-0020006, SAID REGISTER'S OFFICE, NORTH 11 DEGREES 44 MINUTES 14 SECONDS WEST, 1245.32 FEET TO A POINT IN THE CENTER OF THE CREEK; SAID POINT BEING THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO HENRY CHESTER MAXWELL, JR., BENJAMIN GROVER MAXWELL, PEGGY MAXWELL-COLEMAN, HERSCHEL BRUCE MAXWELL AND THOMAS ELMORE MAXWELL AS OF RECORD IN INSTRUMENT NO. 20011010-0110441, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
4. WITH THE SOUTHERLY PROPERTY LINE OF SAID MAXWELL ETAL, AND THE SOUTHERLY PROPERTY LINES OF HENRY LEE JORDAN (DEED BOOK 3649, PAGE 245), ALONZO B. JORDAN (WILL BOOK 91, PAGE 325) AND ALICE J. LANIER (WILL BOOK 91, PAGE 325), NORTH 88 DEGREES 15 MINUTES 29 SECONDS EAST, 1258.69 FEET TO AN IRON PIPE (OLD) AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO NOVELLA J.H. TEAGUE AS OF RECORD IN WILL BOOK 91, PAGE 325, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
5. WITH THE SOUTHERLY PROPERTY LINE OF SAID TEAGUE AND THE SOUTHERLY PROPERTY LINES OF BEN J. ODOM (DEED BOOK 6512, PAGE 551), CHARLES A. LEACH (DEED BOOK 6683, PAGE 685), JOANNE DAVIS AND FRANCES WEST (INSTRUMENT NO. 20040108-0003512), NORTH 88 DEGREES 24 MINUTES 19 SECONDS EAST, 1270.55 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO G.T.A. INVESTMENTS AS OF RECORD IN DEED BOOK 6158, PAGE 545, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
6. WITH THE WESTERLY PROPERTY LINE OF SAID G.T.A. INVESTMENTS PROPERTY, SOUTH 00 DEGREES 58 MINUTES 23 SECONDS EAST, 808.71 FEET TO AN IRON PIPE (OLD) AT THE NORTHWESTERLY BOUNDARY CORNER OF OAK HIGHLANDS SUBDIVISION, PHASE 1 AS OF RECORD IN PLAT BOOK 6900, PAGE 435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
7. WITH THE WESTERLY BOUNDARY LINE OF SAID OAK HIGHLANDS SUBDIVISION, PHASE 1, SOUTH 00 DEGREES 56 MINUTES 23 SECONDS WEST, 698.06 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO RUEL JONES AS OF RECORD IN DEED BOOK 10525, PAGE 201, AND DEED BOOK 11419, PAGE 443, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
8. WITH THE NORTHERLY PROPERTY LINE OF SAID JONES, SOUTH 84 DEGREES 33 MINUTES 36 SECONDS WEST, 815.57 FEET TO AN IRON ROD (OLD) AT THE NORTHWESTERLY PROPERTY CORNER OF SAID JONES; THENCE,
9. WITH THE WESTERLY LINE OF SAID JONES, SOUTH 00 DEGREES 00 MINUTES 41 SECONDS EAST, 261.94 FEET TO AN IRON ROD (OLD) ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED OLD HICKORY BOULEVARD; THENCE,
10. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, IN A SOUTHWESTERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 519.64-FEET, A CENTRAL ANGLE OF 20 DEGREES 30 MINUTES 46 SECONDS, FOR AN ARC LENGTH OF 186.04 FEET TO AN IRON ROD (OLD); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 89 DEGREES 41 MINUTES 52 SECONDS WEST, 185.05 FEET; THENCE,
11. SOUTH 79 DEGREES 27 MINUTES 07 SECONDS WEST, 256.62 FEET TO AN IRON ROD (OLD); THENCE,
12. IN A SOUTHWESTERLY DIRECTION, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 430.68-FEET, A CENTRAL ANGLE OF 11 DEGREES 51 MINUTES 48 SECONDS, FOR AN ARC LENGTH OF 89.17 FEET TO THE POINT OF BEGINNING; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 75 DEGREES 15 MINUTES 39 SECONDS WEST, 89.01 FEET.

THE ABOVE-DESCRIBED TRACT CONTAINS 3,496,321 SQUARE FEET OR 80.264 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

ATTACHED TO THE ABOVE-DESCRIBED TRACT IS A THIRTY (30) FOOT WIDE EASEMENT FOR UTILITIES AND INGRESS AND EGRESS TO THE SUBJECT PROPERTY AS IDENTIFIED IN DEED BOOK 10330, PAGE 123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being part of the same property conveyed to Mrs. Emma Spillman Cothern by deed from Posey Rose Scott and husband, William Kyle Scott, of record in Book 1558, page 599, Register's Office for Davidson County, Tennessee. Emma Spillman Cothern died on December 7, 1993, and by will of record in Will Book 188, page 271, Davidson County Probate Court Clerk's Office, devised subject property to her children: Robert Cothern, a 75% interest, Bertha Russell, a 12.5% interest, and Mary Gail Jones, a 12.5% interest. Bertha Russell conveyed her interest in subject property to Robert Cothern by deed of record in Book 10289, page 779, said Register's Office.

And part of being the same property conveyed to The Robert D. Cothern Revocable Living Trust through Robert D. Cothern, Trustee, by quitclaim deed from Robert D. Cothern, recorded as Instrument No. 20030212-0019266, said Register's Office; however, said deed was not properly executed or acknowledged. Sherry D. Pike was named successor trustee of The Robert D. Cothern Revocable Living Trust pursuant to a Notarized Summary of Trust recorded as Instrument No. 20030212-0019312, said Register's Office. Robert D. Cothern died on October 10, 2004. By his will, recorded as Instrument No. 5926/2015569, Davidson County Probate Court Clerk's Office, subject property was devised to Sherry D. Pike.

Mary Gail Jones conveyed her interest in subject property to Sherry D. Pike by deed recorded in Instrument No. 20051121-0140596, said Register's Office.

Sherry Pike, Sherry D. Pike and Sherry Diane Pike are all one and the same person. Robert Cothern and Robert D. Cothern are one and the same person.

DRC

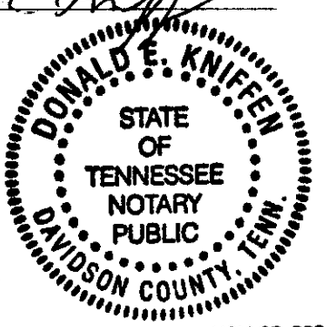
STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Don Cameron, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2005.

Donald E. Kniffen
Notary Public

My Commission Expires:



My Commission Expires NOV. 25, 2008

EXHIBIT "B"

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Subject to "roll-back taxes" for the statutory period which are being assumed by the Grantee herein.
3. Applications for Greenbelt Assessment in Book 5662, page 162, and Book 8977, page 837, said Register's Office.
4. Easement for the flow of a creek across the subject premises.
5. Easement for utilities and ingress and egress contained in the deed of record in Book 10330, page 123, and in Instrument No. 20051121-0140597, said Register's Office.
6. Rights of others in and to the cemetery located on subject property and the rights of ingress and egress thereto, set forth in the deed of record in Book 542, page 485, said Register's Office.
7. The survey by James Terry & Associates dated June 12, 2005, shows an overhead line in the southwesterly portion of the tract and an existing fence crossing the northwesterly boundary line.