Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
Ronald P. Caldwell
4156 Vester Road
Whites Creek, TN 37189

Davidson County DEEDWARR
Recvd: 11/29/05 14:51 3 pgs
Fees:18.00 Taxes:1150.70
20051129-0143581

Map 048-00-0-134.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **TIMOTHY DANSBY, an unmarried man,** has this day bargained and sold and does hereby transfer and convey unto, **RONALD P. CALDWELL and wife, REGINA D. CALDWELL**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

A TRACT of land located in the northerly portion of Davidson County, Tennessee, said tract of land being situated on Vester Road, with said tract being a portion of Parcel 134 of Metro Tax Map 48, and being more particulary described as follows:

BEGINNING at the southerwesterly most property of Parcel 134, Tax Map 48, said corner also being a spike in the center of Vester Road at the westerly terminus of said road, thence leaving said Vester Road along a line north 50 degrees 47 minutes 07 seconds west, a distance of 84.63 feet to a point, thence along a line north, 85 degrees 20 minutes 01 seconds west, a distance of 74.01 feet to a point, thence along a line north 41 degrees 00 minutes 34 seconds west, a distance of 971.46 feet to a point, thence along a line north 74 degrees 53 minutes 28 seconds east, A distance of 62.5 feet to a point thence along a line south 56 degrees 44 minutes 48 seconds east, a distance of 1109.97 feet to a point in the center of Vester Road, thence along said road, south 46 degrees 28 minutes 01 seconds west, a distance of 280 feet to the point and containing 5.0 acres, more or less.

BEING the same property conveyed to Timothy Dansby, an unmarried man, by deed from Gerald Kelley and Jean Kelley, Husband and Wife, dated May 9, 2001, appearing of record in Instrument No. 20010515-0050281 of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Right of Way easements for Vester Road and 30' Right of Way easement of record in Record Book 4183, page 719; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2005 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, **RONALD P. CALDWELL and wife, REGINA D. CALDWELL**, their its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22nd day of November, 2005.

Timothy Dansby

Timothy Dansby

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Timothy Dansby, an unmarried man**, the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

22nd WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the day of November 2005.

SHERI L. MORGAN NOTARY PUBLIC My Comm Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

Sheri L. Morgan

NOTARY PUBLIC
My Commission Expires: 2/24/09

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $311,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 22 day of November, 2005.

NOTARY PUBLIC
My Commission Expires: 2/24/09

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN