THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0511068 **Record and Return to:** HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Affiant Subscribed and sworn to before me this 30th day of November, 2005. Notary Public My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

Davidson County DEEDWARR
Recvd: 12/06/05 10:41 2 pgs
Fees:13.00 Taxes:3330.00

20051206-0146561

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Richardson M. Roberts 2207 Old Hickory Blvd. Nashville, TN 37215	Richardson M. Roberts 2207 Old Hickory Blvd. Nashville, Tennessee 37215	MAP 158 PARCEL 4 and MAP 158 PARCEL 88

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas F. Stovall** and spouse, **Virginia G. Stovall**, (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Richardson M. Roberts**, (the "Grantee"), Grantee's successors, heirs, and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract 1:

A tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made February 22, 1963, by Turner Engineering Company, Inc. as follows:

From a point in the center of Old Hickory Boulevard and the center of a bridge over Otter Creek, North 71 degrees 35 minutes west a distance of 975 feet with the center of Old Hickory Boulevard to a point, said point being the intersection of the center lines of Old Hickory Boulevard and a proposed 50-foot road; thence with the center line of said proposed 50-foot road, South 18 degrees 25 minutes west a distance of 80 feet to a point; thence around a 949.17-foot-radius curve to the left a distance of 179.47 feet to a point; thence South 7 degrees 35 minutes west a distance of 140.53 feet to a point; thence around a 406.1-foot radius curve to the right a distance of 448.18 feet to a point; thence South 70 degrees 49 minutes west a distance of 70 feet to a point; thence South 19 degrees 11 minutes east a distance of 25 feet to an iron pin in the southerly margin of aforesaid proposed 50-foot road, the point of beginning of the R. L. Alexander property to be described: thence, North 70 degrees 49 minutes east a distance of 70.0 feet to an iron pin; thence around a 431.1-foot-radius curve to the left a distance of 110.1 feet to an iron pin; thence South 33 degrees 49 minutes east a distance of 405.0 feet to the center of Otter Creek; thence with the meanderings of Otter Creek downstream as follows: South 49 degrees 45 minutes west a distance of 80.19 feet; South 81 degrees 16 minutes west a distance of 52.19 feet; South 86 degrees 11 minutes west a distance of 88.25 feet to a point; thence leaving Otter Creek, South 70 degrees 49 minutes west a distance of 70.0 feet to an iron pin in a fence; thence North 19 degrees 11 minutes west a distance of 373.6 feet to the point of beginning and containing 2.08 acres, more or less.

There is conveyed herewith an easement for ingress and egress to said property from Old Hickory Boulevard along 50-foot private road described in preliminary plan of subdivision prepared by Turner Engineering Company, Inc., dated February 28, 1963, and right of approval of subdivision plans that is a covenant running with the land and **which is set forth in deed of record in Book 3508, Page 247, and modified in deed of record in Book 3644, Page 186, Register's Office for said county.**

There is also conveyed herewith a permanent water line easement and/or right-of-way described as follows:

A strip of ground approximately 10 feet in width proceeding southerly from Old Hickory Boulevard at a point four-tenths of a mile more or less west of its intersection with Hillsboro Road, said point being immediately west of private roadway serving the original grantors and grantees and being between said private roadway and the property to the west of Manson Rowan, and proceeding from said point of beginning immediately to the west of said private roadway and following its meanderings in a southerly direction from Old Hickory Boulevard to the present terminus of said private roadway, the same being at the property of the grantees.

Tract 2:

A tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey dated April 16, 1971, revised April 25, 1971 by George W. Watkins of Lots 9-13-14-15 and part of 16 on the unrecorded plan of the Anderson Property by Turner Engineering Company dated February 18, 1963, as follows:

From a point in the center of Old Hickory Boulevard and the center of a bridge over Otter Creek, North 71 degrees 35 minutes west a distance of 975 feet with the center of Old Hickory Boulevard to a spike at the intersection of the center lines of Old Hickory Boulevard and a 50-foot private road; thence with the center line of said 50-foot private road, South 18 degrees 25 minutes west a distance of 170 feet to a point; thence, South 7 degrees 35 minutes west a distance of 480.53 feet to a point within the land herein conveyed; thence South 70 degrees 49 minutes west a distance of 143.97 feet to a point; thence South 33 degrees 49 minutes east a distance of 11.4 feet to a spike, the point of beginning of the property herein conveyed, the same being lot 13 on the aforementioned survey; thence South 33 degrees 49 minutes east 405 feet to the center of Otter Creek; thence with the meanderings of Otter Creek as follows:

North 32 degrees east 66 feet to a point; thence North 72 degrees east 62 feet to a point; North 24 degrees 30 minutes west 183.5 feet to a point; thence leaving Otter Creek, North 54 degrees 32 minutes west 351 feet; thence around a 406.1-foot-radius curve 154.8 feet along the southeasterly margin of said 50-foot private road to the point of beginning, and containing 2.00 acres, more or less.

This being the same property conveyed to Thomas F. Stovall and spouse, Virginia G. Stovall, by deed from Norman B. Urmy and wife, Carole E. Urmy by deed of record in Book 6871, Page 120, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Easements for sanitary sewers and storm drainage granted to Metropolitan Government of Nashville and Davidson County in an instrument of record in Book 7453, page 502, Register's Office for Davidson County, Tennessee.
2. Right of approval of subdivision plans that is a covenant running with the land and which is set forth in deed of record in Book 3508, page 247, and modified in deed of record in Book 3644, page 186, Register's Office for Davidson County, Tennessee.
3. Covenants and provision set forth in the deed from Robert Alexander to O. N. Bryan, Jr. and wife, of record in Book 3508, page 247, as modified by instrument of record in Book 3644, page 186, both of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 2207 Old Hickory Blvd., Nashville, TN 37215

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 30th day of November, 2005.

Thomas F. Stovall

Virginia G. Stovall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Thomas F. Stovall and Virginia G. Stovall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 30th day of November 2005.

Notary Public

My commission expires:

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009