Name and Address of New Owner:

Jeffrey W. McCandless
5115 Whites Creek Pike
Whites Creek, TN 37189

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
5200 Maryland Way Ste.110
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is $324,000.00

Affiant

Subscribed and sworn to before me on this 11/28/05.

Notary Public

My Commission Expires: 2/20/08

JULIE WILBANKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Map & Parcel No.
30.000-6.00 AND 007.00-

Davidson County DEEDWARR
Recvd: 01/13/06 13:57 3 pg
Fees:18.00 Taxes:1198.80
20060113-0005549

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, James D. Burton (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Jeffrey W. McCandless (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Being a parcel of land in the Fourteenth Civil District of Davidson County, located on White's Creek Pike (60 foot R.O.W.) approximately 625 feet southeast of Swindle Road and being more particularly described as follows:

Beginning at a point in the northeasterly right-of-way line of White's Creek Pike (60' R.O.W.) said point being the southerly corner of the Thompson Property as of record in Deed Book 10914, Page 784; Register's Office for Davidson County, Tennessee;

THENCE, leaving said right-of-way line along the southerly bank of a creek, N22° 52' 22" E, 360.41 feet to a point in creek;

THENCE, along centerline of creek N 34 ° 52' 22" E, 405.00 feet to a point in creek;

THENCE, N 35 ° 08' 37" E, 50.12 feet to a 5/8" rebar found at the southerly corner of the Peralta Property as of record in Deed Book 923, Page 15838, Lot 13, Plat Book 6900, Page 129, Register's Office for Davidson County, Tennessee;

THENCE, N 35 ° 16' 14" E, crossing the creek at 150 feet, in all 299.90 feet a 5/8" rebar found at the southeasterly corner of the spillers Property as of record in Deed Book 10554, Page 55, Lot 15, Plat Book m6900, Page 129, Register's Office for Davidson County, Tennessee;

THENCE, N 35 ° 20' 49" E, passing an angle iron found at 204 feet, in all 288.11 feet to an iron pin set with cap CLC #2362 on the southeasterly bank of creek;

THENCE, crossing said creek N 09 ° 04' 06" E, 98.97 feet to an iron pin set with cap CLC #2362 on the northwesterly bank of creek at the southeasterly corner of the Swindle Property as of record

WITNESS my hand on this 11/28/05.

James D. Burton by Jon Burton Attorney in fact

James D. Burton

STATE OF TENNESSEE
COUNTY OF Williamson

On this 28th day of November, before me the undersigned, a Notary Public in and for said County and State, personally appeared John Burton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James D. Burton, unmarried, by virtue of a power of attorney of record in Instrument No. 20060113-0005548 said Register's Office, and acknowledged that he executed the same as the free act and deed of the said James D. Burton.

In witness whereof, I have hereunto set my hand and seal this 11/28/05.

Julie Wilbanks
NOTARY PUBLIC

My Commission Expires: 2/20/08

JULIE WILBANKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

THENCE, N 71 ° 49' 26" W, 66.92 feet to an iron pin found with cap #1623 at the westerly corner of the Pearson Property as of record in Deed Book 1008, Page 122164, Register's Office for Davidson County, Tennessee;

THENCE, leaving said creek along the southerly line of the Pearson Property the following ten calls:

S 61 ° 29' 20" E, 490.50 feet to an iron pin found with cap #1623;
S 35 ° 45' 21" E 257.189 feet to a railroad spike in stump;
S 37 ° 31' 12" E 181.77 feet to a railroad spike in stump
N 77 ° 04' 56" E 99.68 feet to an iron pin found with cap #1623;
S 87 ° 12' 14" E 116.53 feet to an iron pin found with cap #1623;
N 67 ° 29' 42" E 1871.04 feet to an iron pin found with cap #1623
S 62 ° 54' 06" E 96.92 feet to an iron pin found with cap #1623
S 65 ° 11' 02" E 125.82 feet to a ½" rrebar found;
S 55 ° 20' 51" E 222.41 feet to a ½" rebar found at a 36" oak;
N 37 ° 54' 57" E 65.71 feet to a ½" rebar found at a 15" Poplar at the westerly corner of the Brown Property as of record in Deed Book 10288, Page 314, Register's Office for Davidson County, Tennessee;

THENCE, S 72 ° 40' 48" E 183.97 feet to a pile of rocks;

THENCE, S 43 ° 11' 49" E 370.80 feet to a forked 40" Oak at the northerly corner of the Adams Property as of record n Deed Book 6675, Page 768, Register's Office for Davidson County, Tennessee;

THENCE, S 56 ° 30' 31" W 420.93 feet to a point of intersection of two creeks;

THENCE, along the meanders of said creek the following eleven calls:

S 53 ° 01' 43" W, 197.89 feet to a point in the creek;
S 47 ° 23' 18" W 474.96 feet to a point in the creek;
S 54 ° 28' 36" W 164.43 feet to a point in the creek;
S 68 ° 40' 36" W 73.30 feet to a point in the creek;
S 46 ° 37' 52" W 350.04 feet to a point in the creek;
S 60 ° 20' 36" W 236.69 feet to a point in the creek;
S 75 ° 20' 12" W 188.33 feet to a point in the creek;
S 79 ° 09' 13" W 223.57 feet to a point in the creek;
S 57 ° 44' 09" W 111.36 feet to a point in the creek;
S 37 ° 55' 09" W 152.69 feet to a point in the creek;
S 68 ° 21' 41" W 220.97 feet to appoint in the northeasterly right-of-way line of White's Creek Pike;

THENCE; N 18 ° 00' 11" W 132.17 feet to a point;

THENCE, along a curve to the left 213.34 feet to a point, a radius of 1180.00 feet, and a chord direction of N 25 ° 36' 10" W 213.04 feet;

THENCE, N 32 ° 42' 13" W 362.10 feet to a point;

THENCE, N 32 ° 09' 08" W 280.27 feet to the Point of Beginning;

Containing 79.95 acres, more or less, according to Plat of Survey by Foresight Land Surveying, Burton Property, Corbin L. Caruthers, Tennessee License #2362, File 05-053, dated 11-10-05.

Being a portion of the same property conveyed to James D. Burton and wife, Elizabeth Burton (now deceased) by Warranty Deed dated 6/17/49 of record in Book 4872, page 844, said Register's Office, and a portion of the same property conveyed to James D. Burton by Warranty Deed dated 6/17/49 of record in Book 1726, page 499, Register's Office for Davidson County, Tennessee. The Elizabeth Burton having died on October 27, 2005.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 5115 Whites Creek Pike, Whites Creek, TN 37189.

TO HAVE AND TO HOLD **said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that he 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 for current year real estate taxes.**

GRANTOR further covenants **and bind himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.**

JB