WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/06 08:33 3 pgs
Fees:18.00 Taxes:573.13

20060301-0023293

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 154,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF February 2006

Notary Public

MY COMMISSION EXPIRES: 3-6-09
(AFFIX SEAL)

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2009

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Lise J. Gregory (NAME)	Franklin American Mortgage (NAME)	MAP 029-00
5800 Craft Road (ADDRESS)	501 Corporate Centre Drive #400 (ADDRESS)	PARCEL 374.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND 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, Benjamin Chao and wife, Elizabeth Chao

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lise J. Gregory and Kadence A. Otto as tenants in common with right of survivorship

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:

A tract of land in the 14th Civil District of Davidson County, Tennessee, formerly the 24th Civil District of Davidson County, Tennessee, being Tract #7 described in previous Deed Book 181, Page 504 , and Deed Book 6475, Page 574, in the Register's Office of Davidson County, Tennessee, more particularly described as follows:

Commencing at a point in the Easterly margin of Craft Road and the Northwest corner of Thomas T. Baggott, III property as recorded in Deed Book 6675, Page 674; thence North 75 degrees 38' 07" West, 5021 feet to an iron pin; thence in a Southerly direction with a curve to the left (having a central angle of 02 degrees 20' 18" and a radius of 1170.92 feet 47.79 feet to an iron pin; thence South 05 degrees 54' 13" West, 90.34 feet to an iron pin, being the Southern terminus of Craft Road and the West margin of a 50 foot ingress and egress and utility easement, and a curve to the right (having a central angle of 09 degrees 22' 58" and a radius of 1079.65 feet) 176.80 feet to an iron pin; thence South 15 degrees 17' 18" West, 341.49 feet to an iron pin; thence with a curve to the right (having a central angle of 03 degrees 37' 19" and a radius of 1720.25 feet) 108.74 feet to an iron pin, the true point of beginning for this tract.

(1) Thence with a curve to the right (having a central angle of 06 degrees 33'

CONTINUED

unimproved ( )
This is improved (X) property, known as 5800 Craft Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hand s this 27th day of February, 2006

Benjamin Chao

Elizabeth Chao

LEGAL DESCRIPTION CONTINUATION

48" a radius of 1720.25 feet, a tangent length of 98.64 feet and a chord bearing and distance of South 22 degrees 11' 32" West, 196.25 feet) 197.06 feet to an iron pin;
(2) Thence leaving said margin North 75 degrees 47' 49" East, 472.77 feet to a tree;
(3) Thence South 68 degrees 26' 24" West, 1214.77 feet to an iron pin in the East line of J. Derick Steven's property as recorded in Deed Book 7403, Page 414;
(4) Thence along said East line, North 06 degrees 27' 56" East, 284.60 feet to an iron pin;
(5) Thence leaving said East line, South 83 degrees 30' 54" West, 194.96 feet to an iron pin;
(6) Thence North 06 degrees 29' 06" East, 418.94 feet to an iron pin;
(7) Thence South 83 degrees 30' 54" East, 1395.24 feet to the true point of beginning for this tract.

This property is subject to a triangular Access Easement along the Southwest corner of above mentioned tract, beginning at the Southwest corner of said tract and in the West margin of said 50 foot Ingress and Egress and Utility Easement.

(1) Thence along the South line of said tract, North 07 degrees 23' 00" East, 176.10 feet to a point;
(2) Thence leaving said line, South 09 degrees 06' 42" East, 194.14 feet to a point in said margin of said 50 foot Ingress and Egress and Utility Easement;
(3) Thence with a curve to the left having a central angle of 01 degrees 51' 58", a radius of 1720.50 feet, a tangent length of 56.04 feet and a chord bearing and distance of North 72 degrees 16' 45" West, 56.03 feet to the point of beginning.

This easement shall remain in effect until David Shanover exercises his option, at which time it shall be extinguished.

BEING the same property conveyed to Benjamin Chao and wife, Elizabeth Chao by Warranty Deed from Tony M. Lane and wife, Christina M. Howarth Lane of record by Instrument No. 20040205-0014291, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

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 Benjamin Chao and wife, Elizabeth Chao

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of February, 2006.

Commission expires 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public