Davidson County DEEDWARR
Recvd: 03/13/06 10:50 2 pgs
Fees:13.00 Taxes:2516.00
[redacted]
20060313-0028531

**Re-recorded to add additional information to derevation paragraph.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 680,000.00

X David H. Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/12/06 13:47 2 pgs
Fees:12.00 Taxes:0.00
20060412-0042146

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Seven Points, LLC	NEW OWNER	Map 98
120 Donelson Pike		Group
Nashville, TN 37214		Parcel 166

FOR AND IN 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

Paul R. Odum and wife, JoAnn Odum

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Seven Points, LLC

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:

Being a parcel of land located in the 12th Councilmanic District of Nashville, Davidson County, Tennessee, and being a portion of the Paul R. Odum and wife, JoAnn Odum property as described in Book 6130, page 121, R.O.D.C., TN, and being more particularly described as follows:

Beginning at an old iron rod lying in the West margin of Earhart Road, said point being 25 feet from the centerline of Earhart Road, the Northeast corner of the herein described tract, and the Southeast corner of the property conveyed to Arnold T. and Carol H. Cole as recorded in Book 11630, Page 223, R.O.D.C., TN;

Thence, with said margin of Earhart Road, South 07 degrees 26 minutes 53 seconds West, 433.64 feet to a new iron rod;
Thence, with a curve turning to the left having an arc length of 386.16 feet, a radius of 1075.00 feet, a chord bearing of South 02 degrees 50 minutes 34 seconds East, and a chord length of 384.08 feet to a new iron rod in the North line of the Charles T. and Pamela L. Cox property as described in Book 10374, Page 909, R.O.D.C., TN;
Thence, leaving said margin, South 83 degrees 09 minutes 49 seconds West, 61.15 feet to an old iron rod;
Thence, North 81 degrees 28 minutes 40 seconds West 347.94 feet to a new iron rod;
Thence, South 09 degrees 00 minutes 45 seconds West, 100.00 feet to an old iron pipe;
Thence, North 80 degrees 44 minutes 09 seconds West, 314.89 feet to an old iron rod, a common corner with the John C. Fisher Trust, C/O Iris P. Fisher Trustee property as recorded in Instrument Number 20040615-0070604, R.O.D.C., TN, and the Bobby A. Tignor, et ux property as described in Book 5294, Page 155, R.O.D.C., TN;
Thence, North 81 degrees 57 minutes 27 seconds West, 422.29 feet to an old iron rod lying in the East line of Section Two, The Meadows of Seven Points as recorded in Instrument Number 20010726-0079443, R.O.D.C., TN;
Thence, with said subdivision, North 08 degrees 49 minutes 28 seconds East, 1083.03 feet to an old iron rod, said point lying in the East line of the property conveyed to Seven Points, LLC as recorded in Book 11656, Page 93, R.O.D.C. TN, and being the Southwest corner of said Cole property;

Thence, with the Cole property, South 73 degrees 00 minuets 11 seconds East, 1067.02 feet to the point of beginning.

BEING part of the same property conveyed to Paul R. Odum and wife, JoAnn Odum by deed from Vina Massey, Willie Castleman, and Walter Lee Massey, Jr., of record in Book 8209, Page 815, dated August 30, 1990, Register's Office for said County. See also Warranty Deeds of record in Book 6130, page 121, and Book 5389, page 697, said Register's Office.
This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 24 Acres Earhart Road, Mt. Juliet, TN 37122

FILE BOX 45

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 hands this 9th day of March, 2006.

Paul R. Odum

JoAnn Odum

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 Paul R. Odum and JoAnn Odum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of March, 2006.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FILE BOX 45