Davidson County DEEDWARR
Recvd: 04/19/06 14:21 3 pgs
Fees:18.00 Taxes:773.30
20060419-0044918

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
M. Jane Cleveland 4045 Vailwood Drive Nashville, TN 37215	Same	178/68

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, DARLENE D. PINKERTON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto M. JANE CLEVELAND ("Grantee"), her heirs and assigns, certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, together with all improvements and fixtures located thereon and together with all rights and easements appurtenant thereto. Said property is conveyed subject to taxes for 2006 and thereafter.

This is unimproved property located on Big East Fork Road, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, her heirs and assigns, forever.

Grantor covenants with the Grantee that said real property is free from all encumbrances made or suffered by Grantor except as set forth above.

Grantor covenants and binds themselves to warrant specially and forever defend the title to said real estate to Grantee, her heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 18th day of April, 2006.

Darlene D. Pinkerton
DARLENE D. PINKERTON

STATE OF TN)

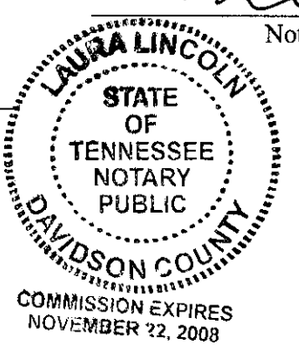
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Darlene D. Pinkerton, with whom I am personally acquainted, and who acknowledged thatshe executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of April, 2006.

Notary Public

My Commission Expires:



STATE OF TN)

COUNTY OF Davidson

The actual consideration or value (whichever is greater) for this transfer is $209,000.

Affiant

Subscribed and sworn to before me, this 18th day of April, 2006.

Notary Public

My Commission Expires:

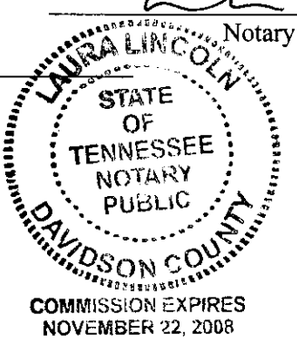


EXHIBIT A

A certain tract or parcel of land, lying in the 9th Civil District of Davidson County, Tennessee, as described according to survey of John Coode, IV, dated May 26, 1987, and revised July 21, 1987, as follows:

Beginning at a point in the northeasterly right of way of Big East Fork Road, said point being 25 feet from the centerline of the road, approximately 1200 feet south of the intersection at Old Harding Road, and in the easterly line of property conveyed to John H. Dillon by deed of record in Book 4200, page 453, R.O.D.C.; thence N 31 deg. 51' 14" E 44.58 feet to a point in the center of East Fork Creek; thence with the center of the creek S 45 deg. 36' 52" E 53.30 feet to a point near the intersection of Little East Fork Creek, said point being a corner of property conveyed to James W. Bradford by deed of record in Book 6777, page 124, R.O.D.C.; thence with Bradford's line N 81 deg. 58' 49" E 411.52 feet to a point; thence N 73 deg. 47' 45" E 170.05 feet to an iron pin in Bradford's line and also being in Little East Fork Creek, said iron pin being a corner of property conveyed to Richard A. Dreves by deed of record in Book 6970, page 267, R.O.D.C; thence leaving the creek and with the line of Dreves S 46 deg. 40' 09" E 671.87 feet to an iron pin; thence S 21 deg. 10' 36" E 359.07 feet to an iron pin; thence S 75 deg. 25' 27" E 189.71 feet to an iron pin; thence S 64 deg. 01' 52" E 136.53 feet to an iron pin in the line of Hooper Linton, as of record in Book 548, page 241, R.O.D.C.; thence with Linton's line S 54 deg. 17' 45" W 472.43 feet to a point in the center of East Fork Creek; thence with the creek, as it meanders, S 87 deg. 20' 43" W 101.84 feet; thence S 79 deg. 30' 45" W 133.70 feet; thence S 62 deg.49' 00" W 80.50 feet; thence N 82 deg. 43' 58" W 113.36 feet; thence N 47 deg. 02' 27" W 234.68 feet; thence N 3 deg. 59' 47" E 116.37 feet; thence N 11 deg. 40' 57" W 243.66 feet; thence N 32 deg. 44' 11" W 290.95 feet to a point in the center of the creek; thence leaving the creek S 47 deg. 45' 00" W 23.60 feet to a point in the right of way of Big East Fork Road, said point being located 25 feet from the centerline of the road; thence with the right of way of Big East Fork Road, on a line 25 feet from and parallel with the centerline of N 42 deg. 15' 00" W 339.10 feet to a point; thence with a curve to the left, having a radius of 1145 feet, for a distance of 178.52 feet to a point; thence N 51 deg. 11' 00" W 13.39 feet to the point of beginning, and containing 19.52 acres, more or less.

BEING the same property conveyed to Darlene D. Pinkerton by Deed of record as Instrument # 200604190044917, Register's Office for Davidson County, Tennessee.