20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Mary Bincright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 2006

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 9/21/09
(AFFIX SEAL)

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 04/19/06 14:50 4 pgs
Fees:23.00 Taxes:999.00
20060419-0044969

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 NUMBERS
Victoria W. Thompson	SAME	MAP 004-00
(NAME)	(NAME)	
5071 Cougar Cove		PARCEL 158.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(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, Charles Sims and wife, Margaret D. Sims

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victoria W. Thompson and Rex L. Tinch

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:

Land in Davidson County, Tennessee, being Tract 8 on the Plan of the James I. Caldwell, III and David R. Wade, III property not of record, prepared by Joe M. Cummings dated March 17, 1988, more particularly described as follows:

To find the Point of Beginning start at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842, page 844, Register's Office for Davidson County, Tennessee, said intersection being westerly approximately 1375 feet along said right-of-way from Whites Creek Pike; thence, with said Sloan's westerly boundary line, South 0 deg. 44' 00" West 780.29 feet to an iron pin in the boundary line of property owned by James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, page 663, said Register's Office; thence severing said Caldwell and Wade property as follows: North 89 deg. 39' 40" West 13.24 feet to an iron pin; South 27 deg. 33' 00" West 543.79 feet to the beginning of a curve concave to the Northwest and having a radius of 308.52 feet; thence continuing to sever said Caldwell and Wade property with said curve, an arc distance of 209.23 feet to the point of tangency; thence continuing to sever said Caldwell and Wade property South 66 deg. 24' 20" West 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 176.45 feet; thence, continuing to sever said Caldwell and Wade property with said curve, an arc distance of

CONTINUED

unimproved ( )
This is improved (X) property, known as 5071 Cougar Cove, 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 12th day of April, 2006

Charles Sims
By: Charles Sims By Margaret D. Sims
Margaret D. Sims, Attorney-in-fact

Margaret D. Sims
Margaret D. Sims

LEGAL DESCRIPTION CONTINUATION

60.97 feet to an iron pin, the POINT OF BEGINNING; thence, continuing to sever said Caldwell and Wade property, South 43 deg. 23' 20" East 822.71 feet to an iron pin in the northerly boundary line of property owned by Vernon L. Lain, of record in Deed Book 5098, page 435, said Register Office; thence with said northerly boundary line as follows, South 75 deg. 59' 00" West 429.93 feet to an iron pin, South 87 deg. 10' 00" West 112.06 feet to the intersection of two drains; thence, again severing said Caldwell and Wade property, North 11 deg. 12' 20" West 582.43 feet to an iron pin; thence, continuing to sever said Caldwell and Wade property with a curve concave to the Northwest and having a radius of 50.00 feet, northeasterly an arc distance of 79.29 feet to an iron pin at the beginning of a curve concave to the East and having a radius of 50.00 feet; thence, continuing to sever said Caldwell and Wade property with said curve, northeasterly an arc distance of 36.14 feet to the beginning of a curve concave to the Southeast and having a radius of 176.45 feet; thence, continuing to sever said Caldwell and Wade property with said curve, Northeasterly an arc distance of 53.16 feet to the beginning containing 5.12 acres.

The above-described tract is subject to a 30-foot wide Right-of-Way and Easement for the benefit of the Tennessee Gas Pipeline Company severing the southeasterly portion of said tract with existing high pressure gas pipline number 100-1 and being described in Deed Book 1181, Page 462, Register's Office for Davidson County, Tennessee.

The above described tract is benefited by a 50 foot wide easement for the purpose of ingress and egress between said tract and Coopertown Road and being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842, page 844, Register's Office for Davidson County, Tennessee, said pin being westerly approximately 1375 feet along said right-of-way from its intersection with Whites Creek Pike; thence, leaving said right-of way- with said westerly boundary line, South 0 deg. 44' 00" West 780.29 feet to an iron pin at said Sloan's southwest corner; thence, severing the property of James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, page 663, said Register's Office,as follows: North 89 deg. 39' 40" West 13.24 feet; South 27 deg. 33' 00" West 543.79 feet to the beginning of a curve concave to the Northwest and having a radius of 308.52 feet; thence, with said curve, an arc distance of 209.23 feet through a central angle of 38 deg. 51' 20" to the point of tangency, South 66 deg. 24' 20" West 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 176.45 feet; thence, with said curve, an arc distance of 114.13 feet through a central angle of 37 degrees 03' 40" to the beginning of a turn-in curve to a cul-de-sac concave to the East and having a radius of 50.00 feet; thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 deg. 24' 40" to the beginning of a cul-de-sac turn around curve concave to the North and having a radius of 50.00 feet; thence, with said turn around curve, an arc distance of 229.35 feet to the beginning of a turn-in curve leaving said cul-de-sac concave to the Northwest and having a radius of 50.00 feet; thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41

LEGAL DESCRIPTION CONTINUATION

deg. 24' 40" to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet; thence, with said curve, an arc distance of 146.48 feet through a central angle of 37 deg. 03' 40" to the point of tangency, North 66 deg. 24' 20" East 110.59 feet to the beginning of a curve concave to the Northwest and having a radius of 258.52 feet; thence, with said curve, an arc distance of 175.32 feet through a central angle of 38 deg. 51' 20" to the point of tangency, North 27 deg. 33' 00" East 382.81 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet; thence, continuing to sever said Caldwell and Wade property with said curve and continuing with the easterly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271, page 681, said Register's Office, an arc distance of 350.30 feet through a central angle of 26 deg. 49' 00" to an iron pin at the point of tangency; thence, with the easterly boundary line of Hargrove Subdivision, of record in Plat Book 6050, page 317, said Register's Office, North 0 deg. 44' 00" East 572.24 feet to a concrete monument in said southerly right-of-way of Coopertown Road; thence, with said right-of-way, South 79 deg. 44' 00" East 50.70 feet to the BEGINNING.

BEING the same property conveyed to Charles Sims and wife, Margaret D. Sims by Warranty Deed from James I. Caldwell, III and David R. Wade, III of record in Book 7595, page 405, Register's Office for Davidson County, TN

Margaret D. Sims executes this instrument as Attorney-in-fact on behalf of Charles Sims, pursuant to the Springing Durable Power of Attorney of record by Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

20060419-0044968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of April, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARGARET D. SIMS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CHARLES SIMS. as his Attorney-In-Fact, and who acknowledged that she as the Attorney-In-Fact executed the same as the free act and deed of the said CHARLES SIMS.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 12th day of April, 2006.



Notary Public

My Commission Expires: 9/22/07

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 MARGARET D. SIMS, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 12th day of April, 2006.



Notary Public

My Commission Expires: 9/22/07