Return to: First Title and Escrow Company, Inc.
File Number 25144 Box 9B

Davidson County DEEDWARR
Recvd: 04/25/06 14:48 4 pgs
Fees:23.00 Taxes:6667.40
20060425-0047333

This instrument prepared by:
Thomas C. Scott, Esq.
Tune, Entrekin & White, P. C.
315 Deaderick Street, Suite 1700
Nashville, Tennessee 37238

# GENERAL WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Map and Parcel No.:** |
|---|---|---|
| Nashville Area Habitat for Humanity, Inc.<br>1006 8th Avenue South<br>Nashville, Tennessee 37203 | SAME | Map/Parcel<br>050-00-0, 025.00 |

**FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Earhart Realty and Construction, Inc.** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Nashville Area Habitat for Humanity, Inc.** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**See Exhibit A attached hereto**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth on Exhibit B.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF,** the undersigned Grantor has executed this General Warranty Deed as of April 20th, 2006.

**EARHART REALTY AND CONSTRUCTION, INC.**

By: Robert E. Earhart Jr.
Its: President

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert E. Earhart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President, authorized to execute this instrument on behalf of **Earhart Realty and Construction, Inc.,** the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

**WITNESS** my hand and official seal at office on this the 20th day of April, 2006.

Notary Public

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

My Commission Expires: 3.20.2010

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater, for this transfer is $1,802,000.00.

Affiant

Subscribed and sworn to before me this 20th day of April, 2006.

Notary Public

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

My Commission Expires: _____

# EXHIBIT A

Being a tract of land in Nashville, Tennessee, lying in the 3rd Council District of Davidson County. Bounded on the west by open space of Chesapeake Homes, Section Six, Phase Two, as recorded in Instrument Number 200206260077004, Register's Office of Davidosn County, (RODC), by Right of Way (ROW) of Rainwood Drive (west), and by Lots 113 and 114 of Chesapeake Homes, Section Five, as recorded in Plat Book 6900, page 12, RODC, bounded on the north by Lots 42, 43, 133, 132, 131, 130, 129 128, 127 and 126 of Timberwood Estates, Section Four, as recorded in Plat Book 6900, page 228, RODC, by ROW of Heartdale Drive, and by Lots 125, 124, 123, 122 and 121 of Timberwood Estates, Section Three, as recorded in Plat Book 6200, page 435, RODC; bounded on the east by Lots 120, 119, 118, 117, 116 and 115 of Timberwood Estates, Section Two, as recorded in Plat Book 6250, page 882, RODC, by ROW of Trailway Circle, by Lots 114, 42, 43, 44, 45, 83, 84, 85, 86 and 89 of Timberwood Estates, Section One, as recorded in Plat Book 6250, page 441, RODC, and by ROW of Rainwood Drive (east); and bounded on the south by Parcels, F, E, D, C, and B and Lots 625, 626, 629, and 631 of Parkwood Estates, Section Four, as recorded in Plat Book 3300, page 80, RODC, by ROW of Hawkwood Lane, and by ROW of Stockdale Lane. Tract being described as follows:

POINT OF COMMENCEMENT being the centerline intersection of said Rainwood Drive (west) and Moorewood Drive; thence S 29 deg. 20 min. 29 sec. E 194.98 feet to the point of BEGINNING, said point being the southwest corner of the tract being described; thence N 5 deg. 05 min. 53 sec. E 228.32 feet to a set point; thence S 86 deg. 23 min. 21 sec. E 30.00 feet to a set point; thence N 5 deg. 05 min. 53 sec. E 84.22 feet to a set point; thence N 13 deg. 13 min. 38 sec. E 70.70 feet to a set point; thence N 5 deg. 05 min. 50 sec. E 492.71 feet to a set point; thence N 46 deg. 18 min. 27 sec. E 90.60 feet to a set point; thence S 81 deg. 16 min. 33 sec. E 238.50 feet to a found 1/2 in. iron rod; thence S 38 deg. 43 min. 30 sec. E 73.95 feet to a found 1/2 in. iron rod; thence N 48 deg. 24 min. 10 sec. E 29.09 feet to a found 1/2 in. iron rod; thence S 84 deg. 44 min. 22 sec. E 210.00 feet to a set point; thence N 89 deg. 27 min. 28 sec. E 148.36 feet to a found concrete monument; thence S 84 deg. 45 min. 52 sec. E 248.30 feet to a found concrete monument; thence S 78 deg. 24 min. 04 sec. E 262.78 feet to a set point; thence S 48 deg. 07 min. 45 sec. E 83.31 feet to a set point; thence S 21 deg. 56 min. 35 sec. E 79.43 feet to a set point; thence S 23 deg. 09 min. 14 sec. W 74.67 feet to a set point; thence S 23 deg. 09 min. 14 sec. W 74.67 feet to a set point; thence S 24 deg. 49 min. 12 sec. W 50.00 feet to a set point lying on the southern ROW of said Trailway Circle; thence along said ROW of Trailway Circle S 65 deg. 10 min. 48 sec. E 44.20 feet to a set point; thence on a curve to the left having a radius of 202.03 feet, a length of 19.00 feet, an interior angle of 5 deg. 23 min. 19 sec. and having a chord bearing and distance of S 67 deg. 52 min. 27 sec. E 19.00 feet to a set point; thence leaving said ROW of Trailway Circle S 19 deg. 25 min. 53 sec. W 121.03 feet to a set point; thence N 65 deg. 30 min. 52 sec. W 238.88 feet to a found 1/2 in. iron rod; thence N 72 deg. 31 min. 09 sec. W 42.29 feet to a found iron rod with "MEC INC" cap; thence S 19 deg. 20 min. 57 sec. W 172.11 feet to a set point lying on the southern ROW of said Rainwood Drive (east); thence along said ROW of Rainwood Drive on a curve to the right having a radius of 811.53 feet, a length of 98.10 feet, and interior angle of 6 deg. 55 min. 34 sec., and having a chord bearing and distance of S 67 deg. 11 min. 16 sec. W 98.04 feet to a found 1/2 in. iron rod; thence leaving said ROW of Rainwood Drive S 26 deg. 16 min. 31 sec. W 70.00 feet to a set point; thence S 7 deg. 32 min. 27 sec. E 74.88 feet to a set point; thence S 41 deg. 11 min. 37 sec. E 213.28 fet to a set point; thence S 1 deg. 51 min. 18 sec. W 92.41 feet to a set point; said point being the southeast corner of the tract being descrived; thence N 85 deg. 58 min. 00 sec. W 877.24 feet to a found concrete monument; thence N 85 deg. 40 min. 11 sec. W to a set point; thence N 84 deg. 45 min. 13 sec. W 259.00 feet to the point of beginning.

Containing 1,097,622 square feet or 25.20 acres, more or less.

Being part of the same property conveyed to Earheart Realty and Construction Company, Inc., a Tennessee corporation by Installment Deed dated 03/21/85 from Jack Driver, Trustee, of record in Book 6515, page 647, Register's Office for Davidson County, Tennessee.

**EXHIBIT B**

1. Taxes for 2006 which have been prorated and are assumed by the Grantee.

2. The boundary survey by Robert M. Searson, TN RLS No. 1666, dated April 10, 2006, shows a 50' gas line easement running through the tract and the following encroachments:

   Fences extending 12.7' and 72.7' onto subject property and a shed extending 2.6' onto subject property along the northerly property line; a fence extending 11.5' and a kennel extending 0.4' onto subject property along the easterly property line; a concrete pad containing a brick grill extending 4.0' onto subject property and a fence meandering along the southerly property line.