Davidson County DEEDWARR
Recvd: 04/26/06 12:19 5 pgs
Fees:28.00 Taxes:1850.00

20060426-0047730

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44581

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **21ST DAY OF APRIL, 2006.**

Notary Public

MY COMMISSION EXPIRES: May 24, 2008

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
ROSS **~~ROSA~~ M. DAVIES**	**SAME**	**39-12**
4595 Dry Creek Road		**14D 8100**
Whites Creek, TN 37189		

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, JAMES C. DeVAULT and wife, PAMELA T. DeVAULT**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **~~ROSA~~ M. DAVIES and WILLIAM W. DAVIES**
ROSS

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:**

SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed to James C. DeVault and wife, Pamela T. DeVault by deed from Frances E. Goss, a married person, and husband, Joseph W. Goss, Jr., of record in Book 11336, page 767, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for the 2006, and subsequent years and any and all existing easements of record.

This is improved property known as 4595 Dry Creek Road, Whites Creek, Tennessee 37189

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 21st day of April, 2006.

JAMES C. DeVAULT

Pamela T. DeVault

PAMELA T. DeVAULT

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 JAMES C. DeVAULT and wife, PAMELA T. DeVAULT, the bargainors, 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 Nashville, Tennessee, this the 21ST day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

Customer Name:	**JAMES C DEVAULT**
Application #:	**040623793709**

Exhibit A (Legal Description)

LAND IN THE 1ST CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE (FORMERLY THE 14TH CIVIL DISTRICT, FORMERLY THE 24TH CIVIL DISTRICT), AND KNOWN AS 4595 DRY FORK ROAD, WHITES CREEK, TENNESSEE, 37189 AND LOCATED ON THE HEADWATERS OF DRY FORK CREEK, BOUNDED ON THE NORTH BY SMITH AND CARNEY, ON THE EAST BY CARNEY AND HAMILTON, ON THE SOUTH BY MOORE AND BROWN AND ON THE WEST BY LOYD, MOON, STEPHON, HALL, HARRIS, UPCHURCH AND BREWER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BY SURVEY BY JOHN KOHL AND COMPANY, PC., SPECIFICALLY BY PATRICK S. COODE, RLS NO. 855 (TENNESSEE) OF 400 7TH AVENUE SOUTH, NASHVILLE, TN 37203, DATED DECEMBER 18, 1997, TO-WIT:

BEGINNING AT A POINT, THE NORTHEASTERN CORNER OF LESLIE MOORE PROPERTY, KNOWN AS PARCEL MAP 39-278 OF THE TAX ASSESSOR'S OFFICE OF METROPOLITAN NASHVILLE DAVIDSON COUNTY, TENNESSEE AS RECORDED IN BOOK 10256, PAGE 991, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (RODC), SAID POINT BEING AN IRON PIN (IP) ON THE NORTH MARGIN OF THE JOINT ACCESS ROAD OF THE MOORE PROPERTY AND THE PROPERTY HEREIN DESCRIBED, AS RECORDED IN BOOK 9517, PAGE 286, RODC, AND AS SHOWN ON A SURVEY OF THE ADJOINING HAMILTON (PAR 39-25) PROPERTY BY BOYD B. GIBBS, RLS NO. 1598 (TN), DATED OCTOBER 21, 1994 AND ALSO, IN MORE SPECIFIC DETAIL ON A NASHVILLE ELECTRIC SERVICES (NES) SURVEY DATED FEBRUARY 6, 1995 RECORDED IN BOOK 9602, PAGE 145 RODC, AND IN MUTUAL EASEMENT GRANTS RECORDED IN BOOK 10509, PAGE 478, RODC.

THENCE, FRONTING ON A FIFTY-FOOT (50') JOINT INGRESS-EGRESS RIGHT OF WAY (ROW) SHOWN SPECIFICALLY ON A SURVEY OF THE MOORE PROPERTY (PAR 39-278) BY JOE C. MCCONNELL, RLS NO. 992 (TN), DATED NOVEMBER 7, 1991 AS REVISED NOVEMBER 21, 1991; N 53°35'18" WEST, 570.46 FEET TO AN IP AND NORTH 82°22'58" WEST, 192.41 FEET TO AN IP.

THENCE SOUTH 08°55'51" WEST, 703.56 FEET TO AN IP IN THE NORTHERN BOUND OF BROWN (PAR 39-172),

THENCE NORTH 81°52'06" WEST 186.97 FEET ALONG THE NORTHERN BOUND OF BROWN AS RECORDED IN BK. 6069, PG. 552, RODC, AND AS SHOWN ON A SURVEY RECORDED IN BOOK 6069, PAGE 553, RODC, MADE BY THE SOUTHERN LAND SURVEYING, MAY 22, 1965, TO AN IP IN THE EASTERN BOUND OF BROWN (PAR 39-8).

THENCE NORTH 04°04'14" EAST, 34.79 FEET TO AN IP, THE NORTHEASTERN CORNER OF PAR 39-8, AS RECORDED IN BOOK 4697, PAGE 335, RODC, AS RECORDED ON THE SURVEY IN BOOK 5122, PAGE 58 RODC,

THENCE, FOLLOWING THE NORTHERN BOUND OF BROWN (PAR 39-8) TO A LARGE OAK TREE, IP SET NEARBY, SOUTH 89°12'53" WEST 79 10', A POINT IN THE EASTERN BOUND OF LOYD (PAR 39-193),

THENCE, WITH LOYD'S EASTERN BOUND AS RECORDED IN BOOK 5659, PAGE 250, SURVEY IN BOOK 5122, PAGE 58, FOLLOWING AN OLD FENCE LINE, NORTH 01°21'17" EAST, 443.21 FEET TO AN IP, A POINT IN THE SOUTHERN BOUND OF MOON (PAR 38-157),

THENCE NORTH 71°54'05" EAST 64.96 FEET TO AN IP, THE SOUTHEASTERN CORNER OF MOON, AS RECORDED IN BOOK 10222, PAGE 198, RODC, AND AS SHOWN ON A SURVEY OF THE DIVISION OF THE OLIVE CARNEY PROPERTY MADE BY M & K SURVEYORS, SPECIFICALLY BY WILLIAM M. KEEL, RLS NO. 990 (TN), DATED JUNE 1987, OF RECORD IN PLAT BOOK 6200, PAGE 804, RODC.

THENCE NORTH 01°59'50" WEST 75.98 FEET, ALONG THE EASTERN BOUND OF MOON (PAR 38-157) TO AN IP, BEING THE SOUTHEASTERN CORNER OF STEPHON (PAR 39-268), AS RECORDED IN BOOK 10234,PAGE 826, RODC,

THENCE NORTH 01°57'43" WEST, 981.91 FEET ALONG THE EASTERN BOUND OF STEPHON AND THROUGH AN IP, THE SOUTHEASTERN CORNER OF HALL, (PAR 39-269) AS RECORDED IN BOOK 9460, PAGE 927, RODC, AND ALONG HALL'S EASTERN BOUND TO AN IP IN A STUMP, ALL SHOWN ON THE SURVEY BY M & K, REFERRED TO ABOVE, THE NORTHEASTERN CORNER OF HALL, A POINT BEING ALSO THE SOUTHEASTERN CORNER OF HARRIS (PAR 39-13.2) AS RECORDED IN BOOK 9024, PAGE 803, RODC, AND AS SHOWN ON A SURVEY AS TRACT 3 MADE JUNE 5, 1962 BY HICKERSON AND JOHNSON ENGINEERS, NASHVILLE, TN, AS REVISED BY SAME ON DECEMBER 26, 1962.

THENCE, NORTH 01°53'55" WEST, 74.91 FEET WITH THE EASTERN BOUND OF HARRIS TO AN IP, THE SOUTHEASTERN CORNER OF UPCHURCH (PAR 39-13.1) AS RECORDED IN BOOK 5565, PAGE 136, RODC, AND AS SHOWN ON THE SURVEY BY HICKERSON AND JOHNSON, REFERRED TO ABOVE.

THENCE, NORTH 05°00'41" EAST, 144.95 FEET TO AN IRON PIPE, THE NORTHEASTERN CORNER OF UPCHURCH, A POINT BEING ALSO THE SOUTHEASTERN CORNER OF BREWER (PAR 39-13) AS RECORDED IN BOOK 4134, PAGE 754, RODC, AND AS SHOWN ON THE SURVEY BY HICKERSON AND JOHNSON, REFERRED TO ABOVE,

THENCE, NORTH 15°48'49" EAST, 115.45 FEET TO AN IRON PIPE IN THE EASTERN BOUND OF BREWER, BEING THE SOUTHWESTERN CORNER OF SMITH (PAR 39-222) AS RECORDED IN BOOK 4813, PAGE 46, AND AS SHOWN ON A SURVEY BY E. F. LUTHER, RLS 2793 (TN), DATED APRIL 27, 1974.

THENCE NORTH 87°45'40" EAST 252.81 ALONG A FENCE, BEING THE SOUTHERN BOUND OF SMITH (PAR 39-222), TO AN IRON PIPE, BEING THE SOUTHEASTERN CORNER OF SAID PARCEL,

THENCE NORTH 05°09'20" EAST, 167.81 FEET ALONG THE EASTERN BOUND OF SMITH (PAR 39-222) TO AN IRON PIPE IN THE SOUTHERN BOUND OF SMITH (PAR 39-176), SAID PARCEL RECORDED IN BOOK 4753, PAGE 204, RODC, AND AS BY SURVEY BY WAYNE S. COOPER, SURVEYOR, DATED AUGUST 7, 1967.

THENCE NORTH 88°22'43" EAST, 158.26 FEET TO THE SOUTHERN BOUND OF SMITH (PAR 39-176) TO AN IP, THE MOST WESTERLY CORNER OF THE BOUND OF CARNEY HEIRS (PAR 39-22), OF RECORD IN BOOK 674, PAGE 47, RODC.

THENCE SOUTH 16°37'17" EAST, 319.10 FEET, WITH THE WESTERN BOUND OF CARNEY (PAR39-22) TO AN IP,

THENCE, SOUTH 03°22'43" WEST, 396.00, ALONG THE WESTERN BOUND OF CARNEY (PAR. 39-22) TO A POINT IN THE NORTHERN END OF THE LAKE OF THE PROPERTY OF THE GOSS (PAR. 39-12),

THENCE SOUTH 86°37'17" EAST, 587.75 FEET, ALONG THE SOUTHERN BOUND OF CARNEY (PAR. 39-22) TO AN IP.

THENCE SOUTH 07°37'46" WEST, 1034.98 FEET, PASSING THROUGH AT 154.48 FEET TO THE NORTHWESTERN CORNER OF HAMILTON (PAR 39-25) AS RECORDED IN BOOK 9517, PAGE 284, AND AS SHOWN ON A SURVEY BY BOYD B. GIBBS, RLS NO. 1598 DATED OCTOBER 21, 1994, AND CONTINUING ALONG HAMILTON'S WESTERN BOUND A DISTANCE OF 880.50 FEET, PASSING THROUGH AN IP AT 305.5 FEET, THE NORTHEASTERN CORNER OF FIVE (5) ACRES DEDICATED FOR THE NEW HOUSE ON GOSS, BOOK 5370, PAGE 769 (PAR 39-12) AND CONTINUING 575.00 FEET TO THE POINT OF BEGINNING, COMPRISING 30.84 ACRES.

Being that parcel of land conveyed to James C. DeVault and wife, Pamela T. DeVault from Frances E. Goss, a married person, by that deed dated 02/05/1999 and recorded 02/11/1999 in Deed Book 11336, at Page 767 of the DAVIDSON County, TN Public Registry.

Tax Map Reference: 039-00-0 012.00