STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2006.

Notary Public
MY COMMISSION EXPIRES 01/25/08
File No. G5-5931D

Davidson County DEEDWARR
Recvd: 05/03/06 15:51 3 pgs
Fees:18.00 Taxes:7770.00
20060503-0051544

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael L. Shular, Trustee (NAME)	SAME (NAME)	49-318, 49-141, 49-142
1222 6th St (STREET ADDRESS)	(STREET ADDRESS)	
Dandridge 37725 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Owen Sanders and/or Elizabeth Ann Waggoner, Co-Trustees of the Clarice F. Sanders, Family Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael L. Shular, Trustee for Whites Creek Development With Full Power to Sell or Encumber Without Joinder of Beneficiaries and Without The Necessity of Any Purchaser Looking to The Application of Proceeds,** 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record as Instrument #200406150070810, Register's Office for Sumner County, Tennesse.

The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is unimproved and improved property, known as 3666 Knight Drive, Whites Creek, TN 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. Whenever 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 my/our hand(s) this 28th day of April, 2006.

Owen Sanders, Co-Trustee

Elizabeth Ann Waggoner, Co-Trustee

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 Owen Sanders and/or Elizabeth Ann Waggoner, Co-Trustees of the Clarice F. Sanders, Family Trust, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of April, 2006.

My Commission Expires:_____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Owen Sanders and Elizabeth Ann Waggoner, Co-Trustees for The Clarice F. Sanders Family Trust, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of April, 2006.

My Commission Expires: 10/25/08 _____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of April, 2006.

My Commission Expires:_____ _____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

EXHIBIT "A"

PROPERTY DESCRIPTION - PARCEL 141, 142 & 318

Beginning at an iron rod situated in the southerly margin of Knight Road, said point also being the northeast corner of the Jeffery & Cynthia Damon property of record in Instrument 20040629-0076946, R.O.D.C., TN.;

Thence, along said road, S 54°14'16" E, a distance of 369.64 feet to an iron rod;
Thence, along said road, along a curve to the left, having a central angle of 16°12'54", a radius of 1098.89 feet, a tangent of 156.54 feet, a length of 310.99 feet, and having a chord which bears S 62°20'42" E, a distance of 309.95 feet to an iron rod;
Thence, along said road, S 70°27'09" E, a distance of 140.22 feet to an iron rod;
Thence, along said road, along a curve to the right, having a central angle of 16°53'53", a radius of 1061.19 feet, a tangent of 157.63 feet, a length of 312.97 feet, and having a chord which bears S 62°00'13" E, a distance of 311.84 feet to an iron rod;
Thence, along said road, S 53°33'17" E, a distance of 431.62 feet to an iron rod;
Thence, along said road, along a curve to the right, having a central angle of 42°25'40", a radius of 913.97 feet, a tangent of 354.76 feet, a length of 676.80 feet, and having a chord which bears S 32°20'26" E, a distance of 661.44 feet to an iron rod;
Thence, along said road, S 11°07'36" E, a distance of 703.19 feet to an iron rod;
Thence, along said road, along a curve to the left, having a central angle of 08°00'00", a radius of 1457.93 feet, a tangent of 101.95 feet, a length of 203.57 feet, and having a chord which bears S 15°07'36" E, a distance of 203.40 feet to an iron rod;
Thence, along said road, S 19°07'36" E, a distance of 210.90 feet to an iron rod;
Thence, along said road, along a curve to the right, having a central angle of 04°13'00", a radius of 2839.67 feet, a tangent of 104.54 feet, a length of 208.99 feet, and having a chord which bears S 17°01'06" E, a distance of 208.94 feet to an iron rod;
Thence, along said road, S 15°06'54" E, a distance 2.87 feet to an iron rod;
Thence, leaving said road, S 82°05'05" W, a distance of 1199.71 feet to an iron rod;
Thence, S 16°57'37" E, a distance of 970.48 feet to an iron rod;
Thence, N 83°40'24" W, a distance of 3174.69 feet to an iron rod;
Thence, N 07°32'26" E, a distance of 2559.89 feet to an iron rod;
Thence, S 83°38'07" E, a distance of 1127.74 feet to an iron rod;
Thence, N 31°19'34" E, a distance of 1155.99 feet to the point of beginning and containing 229.555 acres of land.

Being part of the same property conveyed to Owen Sanders and/or Elizabeth Ann Waggoner, Co-Trustees of the Clarice F. Sanders, Family Trust, by Deed of Record as Instrument 200406240075340 as Instrument 200406150070809 in the Register's Office for Davidson County, Tennessee.