Davidson County DEEDWARR
Recvd: 05/30/06 08:39 2 pgs
Fees:13.00 Taxes:185.00

20060530-0062677

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Wyatt Rampy
Affiant

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this 19th day of May, 2006.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Wyatt A. Rampy and Wendy L. Rampy 5036 Chaffin Drive Nashville, TN 37221	New Owner	154-282

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **H. Bradley McAlister and wife, Terri N. McAlister**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Wyatt A. Rampy and wife, Wendy L. Rampy**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

TRACT 1:

LAND in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by J. Bruce Rainey, Surveyor, #823, dated July 25, 1995, known as Job #950094, and being more particularly described as follows:

BEGINNING at an iron pin set on the Northwesterly margin of a private 50-foot joint use ingress, egress and public utility easement, said point of beginning being the Southern most corner of the herein described tract, said point of beginning also being the Easterly line of the Pinkerton Cemetery; thence, leaving with the line of Pinkerton Cemetery in part and then with the line of the Belton Gibson property, of record in Book 5324, Page 572, Register of Davidson County, Tennessee; North 15 degrees 33' 54" West 664.13 feet to an iron pin; thence, with the Northerly line of the Freddy L. Judd property, of record in Book 4945, Page 299, said Register's Office; North 89 degrees 29' 03" West 154.50 feet to an iron pin; thence, leaving Judd's line North 00 degrees 50' 09" East 376.82 feet to an iron pin in the center line of a 50-foot joint use ingress, egress and public utility easement; thence, with the center line of said 50-foot joint use ingress, egress and public utility easement the following calls: North 81 degrees 2' 28" East 251.72 feet to an iron pin; thence, South 85 degrees 51' 11" East 144.94 feet to an iron pin; thence, South 73 degrees 19' 29" East passing the center of another 50-foot joint use ingress, egress and public utility easement at approximately 81 feet and all 106.57 feet to an iron pin which is in the line of Lot 1 of the Taylor Subdivision of record in Book 5060, Page 24, said Register's Office; thence, with the Westerly line of said Lot 1 of Taylor Subdivision and with the Easterly line of the said 50-foot joint use ingress, egress and public utility easement, the following four calls: South 01 degrees 15' 52" East 305.30 feet to an iron pin; thence, South 13 degrees 13' 53" West 428.70 feet to an iron pin; thence, South 14 degrees 15' 15" West 246.60 feet to an iron pin; thence, South 16 degrees 15' 52" West 56.80 feet to the point of beginning.

INCLUDED in the above described tract is a join use 50-foot ingress, egress public utility easement running along the Easterly line of this Tract 1, also there is an additional 50-foot ingress, egress and public utility easement, the center line of which is the Northerly line of this Tract 1. Additionally, there is reserved a 15-foot public utility easement West of and South of the above described 50-foot joint use ingress, egress and public utility easement. There is also reserved a slope easement as required to construct a roadway within said easement. There is an additional 35' X 50' private water line easement located immediately North of an existing fire hydrant located on this Tract 1 for the express purpose of installing private water meters to serve all twenty one additional tracts in this project.

BEING the same property conveyed to H. Bradley McAlister and wife, Terri N. McAlister, by Warranty Deed from Wyatt A. Rampy and wife, Wendy L. Rampy, dated November 30, 2001, recorded December 10, 2001, in Instrument Number 20011210-0136104, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2006 and subsequent years.
Ingress and Egress easement set forth in the instrument recorded in Book 5461, Page 731, Register's Office for Davidson County, Tennessee.

Joint Easement Agreement for Ingress and Egress easement set forth in the instrument recorded in Book 10472, Page 36 and rerecorded in Book 10525, Page 217, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 9778, Page 249, Book 9763, Page 737 and Book 9768, Page 264, Register's Office for Davidson County, Tennessee.

2006 Davidson County taxes $679.73 not yet due and payable.

Any inaccuracy in the area, square footage acreage of the land described in Schedule A. The Company does not insure the area, square footage or acreage of the land.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 8706 Poplar Creek Road, Nashville, TN 37221

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 19th day of May, 2006.

H. Bradley McAlister

H. Bradley McAlister

Terri N. McAlister

Terri N. McAlister

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 **H. Bradley McAlister and Terri N. McAlister**, the bargainor(s), with whom I am personally 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 19th day of May, 2006.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075