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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/06 12:37 3 pgs
Fees:18.00 Taxes:269.73

20060608-0068181

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,900.00

D. Annette Hughes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 2006

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

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
David L. Hughes, II (NAME)	SAME (NAME)	MAP 4
5036 Cobblestone Creek Drive (ADDRESS)	(ADDRESS)	PARCEL 215
Whites Creek, TN 37189 (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, William N. Edgin and wife, Dolores D. Edgin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Hughes, II and wife, Lisa G. Hughes

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, BEGINNING at an iron pin set in the Easterly margin of Whites Creek Pike, U.S. 431, said iron pin being 235.05 feet along a curve to the left (Δ=06° 37′ 31"; R=2032.78′) from the Northwest corner of Lot 2 of The Taylor Subdivision of record in Plat Book 6050, Page 362 in the Register's Office for Davidson County, Tennessee.

Thence, with the Easterly margin of Whites Creek Pike, along a curve to the left (Δ=05° 30′ 13"; R=2032.78 feet) a distance of 195.26 feet to an iron pin, the Southwesterly corner of Tract 3 created this survey; Thence, along a new line created this survey and with the Southerly boundary of Tract 3 the following courses: South 89° 13′ 50" East, 506.59 feet to an iron pin; South 73° 54′ 27" East, 774.76 feet to an iron pin; South 71° 50′ 54" East, 791.91 feet to a point in the center of an existing pond, passing a witness pin at 765.00 feet; Thence, with the pond and the meanders of the creek into the pond the following courses; South 28° 25′ 29" West, 60.0 feet to a point in the center of the pond; South 51° 05′ 58" West, 170.45 feet to an iron pin in the center of the creek; South 47° 41′ 34" West, 157.82 feet to an iron pin set in the center of the creek; Thence, leaving the creek and along the Northerly boundary of Tract 1, North 51° 57′ 11" West 644.87 feet to an iron pin; Thence, North 73° 54′ 27" West, 428.79 feet to an iron pin; Thence, North 82° 20′ 10" West, 141.78 feet to an iron pin at the base of an existing

CONTINUED

unimproved (X)
This is improved ( ) property, known as 8.10 +- Highway 431 Tract 2, 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 2nd day of June, 2006

William N. Edgin

William N. Edgin

Dolores D. Edgin

Dolores D. Edgin

LEGAL DESCRIPTION CONTINUATION

fence; Thence, with the existing fence the following courses; North 84° 19' 05" West, 205.55 feet to an iron pin; North 89° 13' 50" West, 376.28 feet to the point of beginning, containing 8.10 acres, more or less.

Being the same property conveyed to William N. Edgin and wife, Dolores D. Edgin by Quitclaim Deed dated April 10, 2006, of record by Instrument No. 20060411-0041623 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record. Also subject to Ingress-Egress Easement of record in Book 7924, Page 639, said Register's Office.

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 William N. Edgin and wife, Dolores D. Edgin

the bargainor s, 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 Goodlettsville, Tennessee, this 22nd day of June, 2006.

Commission expires 4/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public