NEW PROPERTY OWNER IS AND
SEND TAX BILLS TO:
MICHAEL R. STOKES
1040 Avondale Rd
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP 63-2 PARCELS 133, 134, 135 AND 136 p/o

Davidson County DEEDWARR
Recvd: 06/15/06 12:04 5 pgs
Fees:27.00 Taxes:0.00
20060615-0071384

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **MICHAEL R. STOKES** have this day bargained and sold and by these presents do hereby transfer and convey unto **PHILIP KELLY, TRUSTEE,** with full power to sell, mortgage or otherwise encumber without the joinder of any beneficiary therein, his successors and assigns, the following described tracts or parcels of land situated in the 10th Civil District of Davidson County, Tennessee, as follows:

PARCEL A: 11D-86815 - Map No. 63-2 - Par No. 136

BEGINNING at a point marked with an iron pin in the westerly margin of Pawnee Trail (being the southeast corner of this tract and the terminus of Pawnee Trail as the said Trail is shown on the map of Nawakwa Hills of record in Book 843, pages 36 and 37 Register's Office for Davidson County, Tennessee, said point of beginning being marked with an iron pin in the westerly margin of Pawnee Trail and being the southwest corner and terminus of Pawnee Trail, as shown on said plan of Nawakwa Hills; thence South 88 deg. 52 min. West 150 feet to a point marked with an iron pin; thence North 1 deg. 00 min. West 103.7 feet, more or less, to a point marked with an iron pin; thence North 88 deg. 52 min. East 150 feet, more or less to a point in the westerly margin of Pawnee Trail marked with an iron pin; thence South 1 deg. 08 min. East 103.7 feet with the westerly margin of said Pawnee Trail to the point of beginning.

PARCEL B: 11D-86810 - Map No. 63-2 - Par No. 135

BEGINNING at a point in the northwesterly margin of Pawnee Trail, said point being the northeast corner of the tract of land conveyed to Charles U. Coggin and wife, by deed from D. L. Whittaker and wife, of record in Book 2335, page 207, Register's Office for Davidson County, Tennessee; thence with the line between the two tracts, South 88 deg. 52 min. West 150 feet to a point; thence North 1 deg. 00 min. West 100 feet to a point; thence North 88 deg. 52 min. East 150 feet, more or less to a point in the westerly margin of Pawnee Trial; thence along said margin of said Trail, South 1 deg. 08 min. East 100 feet to the point of beginning.

PARCEL C: 11D-86805 - Map No. 63-2 - Par No. 134

BEGINNING at a point marked with an iron pin in the westerly margin of Pawnee Trail on the map of Nawakwa Hills of record in Book 843, pages 36 and 37, Registers' Office of said County, said point of beginning being in the westerly margin of said Pawnee Trial marked with an iron pin 203.7 feet, more or less, northerly with the westerly margin of said Pawnee Trail from the southwest corner and terminus of Pawnee Trail as shown on said plan; thence

South 82 deg. 41 min. West 150 feet, more or less to a point marked with an iron pin; thence northerly with a curve to the left (R-776'), 83.8 feet to a point marked with an iron pin; thence North 76 deg. 31 min. East 150 feet, more or less to a point marked with an iron pin in the westerly margin of Pawnee Trail; thence southerly with a curve to the right (R-926') and the westerly margin of said Pawnee Trail, 100 feet to the point of beginning.

PARCEL D: 11D-86800 - Map 63-2 - Par No. 133

BEGINNING at a point marked with an iron pin in the westerly margin of Pawnee Trail, on the Map or Plan of Nawakwa Hills dated April 3, 1930 and recorded November 15, 1930 in Book 843, pages 36 and 37 of the Register's Office of Davidson County, Tennessee.

SAID point of beginning being in the westerly margin of said Pawnee Trail, marked with an iron pin 303.7 feet, more or less (northerly with the westerly margin of said Pawnee Trail) from the southwest corner and terminus of Pawnee Trial, as shown on said plan of Nawakwa Hills; thence South 76 deg. 31 min. West 150 feet, more or less, to a point marked with an iron pin; thence northerly with a curve to the left (R-776') 83.8 feet to a point marked with an iron pin; thence North 70 deg. 20 min. East 150 feet, more or Less, to a point marked with an iron pin in the westerly margin of said Pawnee Trail; thence southerly with a curve to the right (R-926') and the westerly margin of said Pawnee Trail 100 feet to the point of beginning.

BEING a part of the same property conveyed to Michael R. Stokes by deed of record in Book 11127, page 905, Register's Office Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tracts or parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said PHILIP KELLY, TRUSTEE, with full power to sell, mortgage, or otherwise encumber without the joinder of any beneficiary therein, his successors and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described tracts or parcels of land, that I have a good right to convey same, and that the same is unencumbered EXCEPT for 2006 real estate taxes, applicable zoning and building regulations and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tracts or parcels of land, unto the said PHILIP KELLY, TRUSTEE, with full power to sell, mortgage or otherwise encumber without the joinder of any beneficiary therein, his successors and assigns, against the lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

AND NOW, I, PHILIP KELLY, TRUSTEE, for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, do hereby transfer and convey unto **MICHAEL R. STOKES,** his heirs and assigns, the hereinabove described as one parcel described as follows:

PROPERTY located on the westerly side of Pawnee Trail, in the 10th Councilmanic District of Davison County, Tennessee, being shown as part of Parcels 133, 134, 135 and 136 on Davidson County Property Map 63-2 and being more particularly described according to a survey by J. Bruce Raine, Surveyor #823, dated October 2, 2002 and known as Job No. 98-0177, as follows:

BEGINNING at an iron pin in the westerly right of way of Pawnee Trail at the northeast corner of the herein-described tract. Said pin being the southeast corner of the National Bank of Commerce property of record in Book 9741, page 831, R.O.D.C., TN; thence from said POINT OF BEGINNING with westerly right of way of Pawnee Trail and a curve right having a radius of 926.01 feet, a chord length of 302.55 feet, said chord having a bearing of South 05 deg. 40 min. 41 sec. East and an arc length along said curve of 303.91 feet to a point; thence South 03 deg. 43 min. 27 sec. West 80.15 feet to a point; thence with a curve right having a radius of 787.83 feet, a chord length of 19.64 feet, said chord having a bearing of South 04 deg. 26 min. 18 sec. West and an arc length along said curve of 19.64 feet to an iron pin set; thence leaving the right of way of Pawnee Trail, South 87 deg. 03 min. 59 sec. West 129.93 feet to an iron pin set; thence North 03 deg. 10 min. 23 sec. East 122.51 feet to an iron pin set; thence South 86 deg. 49 min. 38 sec. East 4.05 feet to an iron pin set; thence North 03 deg. 10 min. 23 sec. East 147.00 feet to an iron pin set; thence North 56 deg. 04 min. 24 sec. West 44.85 feet to an iron pin set; thence North 15 deg. 04 min. 49 sec. West 77.00 feet to an iron pin set; thence North 74 deg. 55 min. 11 sec. East 150.00 feet to the POINT OF BEGINNING, containing 1.17 acres, more or less.

BEING a part of the same property conveyed to Michael R. Stokes by deed of record in Book 11127, page 905, Register's Office Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **MICHAEL R. STOKES,** his heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described tract or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2006 real estate taxes, applicable building and zoning regulations and all visible easements and Restrictions hereinabove set forth.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto

the said **MICHAEL R. STOKES**, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 14th day of June, 2006.

MICHAEL R. STOKES

PHILIP KELLY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL R. STOKES, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin Tennessee, on this the 14 day of June, 2006.

NOTARY PUBLIC

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 7-21-2008

MY COMMISSION EXPIRES: 7-21-08

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILIP KELLY, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, on this the 14 day of June, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-21-08

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 7-21-2008

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

Book 11127 Page 905 RODCT

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ - 0 -, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 14 day of June, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-21-08

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 7-21-2008