PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of June, 2006, by and between JOHN W. O'BRIEN, UNMARRIED, hereinafter called Grantor, and RONALD CORDLE, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JOHN W. O'BRIEN, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto RONALD CORDLE, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3876 KNIGHT RD., WHITES CREEK, TN 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on the day and year first above written.

SELLER:

JOHN W. O'BRIEN
Signature of Seller

Signature of Seller

Davidson County DEEDWARR
Recvd: 06/20/06 15:17 3 pgs
Fees:18.00 Taxes:477.30

20060620-0073759

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL
STATE OF
COUNTY OF _____)

JAMAICA
CITY OF KINGSTON
EMBASSY OF THE UNITED STATES
OF AMERICA

Personally appeared before me, a Notary Public ~~of said County and State~~, JOHN W. O'BRIEN, UNMARRIED, the within named 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, at Kingston, Jamaica, **, this** 6th **day of Jun**

JOHN W. BARBIAN
Vice Consul of the
United States of America

Notary Public

COMMISSION INDEFINITE

My Commission Expires: _____

Name and Address of Property Owner:

RONALD CORDLE

3876 KNIGHT DR.
WHITES CREEK, TN 37189

Property Address:

3876 KNIGHT RD., WHITES CREEK, TN 37189
Person Responsible for Taxes:

Same

Map & Parcel #: MAP 40, PARCEL 107

AFFIDAVIT OF VALUE

JAMAICA
CITY OF KINGSTON
EMBASSY OF THE UNITED STATES
OF AMERICA

STATE OF
COUNTY OF _____:

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **129000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

John W. O'Brien

Affiant

JUN 15 2006

Sworn to and subscribed before me, a Notary Public, this _____ day of **June, 2006.**

John W. Barbian

Notary Public

JOHN W. BARBIAN
Vice Consul of the
United States of America

COMMISSION INDEFINITE

My Commission Expires: _____

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7845

EXHIBIT 'A'

Beginning at a point in the south right-of-way of Knight Road, said point being 303 feet West of the common corner of the John C. Johnson and the Ray Davis property; thence South 2 degrees 30' West 872 feet to an iron pin; thence North 78 degrees 00' West 150 feet to an iron pin; thence North 2 degrees 30' East 872 feet to an iron pin in the south right-of-way line of Knight Road; thence East along the South margin of Knight Road 150 feet to the point of beginning, containing three acres, more or less.

Being the same property conveyed to JOHN W. O'BRIEN, UNMARRIED, by Warranty Deed from J. LARRY SMITH, ADMINISTRATOR OF THE ESTATE OF CHARLES M. SMITH, DECEASED, of record in INSTRUMENT NUMBER 20030701-0090377, Register's Office for DAVIDSON County,Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 40, PARCEL 107).