Davidson County DEEDWARR
Recvd: 06/26/06 12:51 3 pgs
Fees:18.00 Taxes:2405.00
20060626-0075961

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tiger Town, Ltd. P.O. Box 680176 Prattville, AL 36068	same	Map 67 / Parcel 67

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KIMBERLY S. JONES ("Grantor") has bargained and sold, and by these presents transfers and conveys unto TIGER TOWN, LTD., an Alabama partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is unimproved property known as 5401 Ashland City Highway, Nashville, TN.

Said property is conveyed subject to the following matters: all matters shown on the plan of Jerome B. Hyde and Richard Hyde estate, as of record in Minute Book 1, Pages 472 and 473, Davidson County Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and bind herself and her heirs and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands, as of this 23RD day of JUNE 2006, Grantor having caused its name to be signed hereto on said day and date.

3759. GTK

Kimberly S. Jones

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Kimberly S. Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of June, 2006.

Notary Public

My Commission Expires: 7-21-07

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $650,000.00.

Affiant

Sworn to and subscribed before me this 23rd day of June, 2006.

Notary Public

My Commission Expires: 7-21-07

EXHIBIT A

A tract of land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Jerome B. Hyde and Richard Hyde Estate, as of record in Minute Book 1, Pages 472 and 473, County Court for said County, described according to a A tract of land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Jerome B. Hyde and Richard Hyde Estate, as of record in Minute Book "I", Pages 472 and 473, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, April 6, 1951 , as follows:

Beginning at the mouth of Sulphur Creek at the Cumberland River, thence with the center of said Sulphur Creek north 71 degrees 15 feet east 8 poles to a point, North 36 degrees west 23.5 poles to a point, South 77 degrees 15 feet east 27.8 poles to a point, north 75 degrees 15 feet east 21 poles to a point, south 86 degrees 15 feet east 22.18 poles to a point, north 68 degrees 21.1 poles to a point, north 6 degrees west 12.62 poles to a point, north 61 degrees 15 feet east 20.64 poles to a point and north 39 degrees 15 feet east 12.46 poles to a point; thence north 27 degrees west 675 feet to the center of State Highway No. 12; thence with the center of said Highway South 62 degrees 30 feet west 876 feet to the beginning of a 3 degree curve, thence around said curve in a westerly direction, 1,420 feet to a point; thence south 3 degrees west 160 feet to a point, thence north 77 degrees west 7 poles to the Cumberland River; thence with said River, south 51 degrees east 13.2 poles to point and south 46 degrees 15 feet east 58 poles to the beginning, containing 38.7 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS 3.1 acres, more or less, conveyed to Everette White and wife, Antoinette White as more particularly described in deed of record in Book 4629, page 445, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS 1.96 acres sold to Leonard K. Schubert and wife Margie Marie Schubert as more particularly described in Book 9382 Page 484, Register's Office for Davidson County.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS that portion of said 38.7 acres that lies within the Right-of-way for Ashland City Highway, (Highway # 12)

Being a portion of the same property conveyed to Kimberly S. Jones by Deed dated July 9, 2003, from Kimberly S. Jones, Executor of the Estate of Stephen H. Jones, recorded as Instrument No. 20030715-0098903, Register's Office for Davidson County.