File No. 260400809

WARRANTY DEED

This is Direct Deeding of Replacement Property Pursuant to IRC 1031

Davidson County DEEDWARR
Recvd: 07/24/06 14:52 4 pgs
Fees:23.00 Taxes:1221.00
20060724-0088996

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

REBECCA R. MAVERICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/08/2007

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan K. Hale	Alan K. Hale	110
(NAME) 4712 Hessey Road	(NAME) 4712 Hessey Road	132
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Mt. Juliet , TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Gladys Odum, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan K. Hale and wife, Nancy J. Hale, HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Easement as shown of record in Deed Book 6139, Page 206 and Maintenance Agreement as shown in Book 6139, page 208, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4712 Hessey Road, Mt. Juliet, TN 37122
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 21st day of July, 2006.

Gladys Odum

Gladys Odum

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gladys Odum the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of July, 2006.

Commission expires: April 7, 2009

Laura A. Moore

Notary Public

File Number: 260400809

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

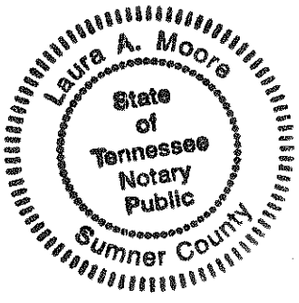


EXHIBIT A

Land in the 4th Civil District of Davidson County, as per unrecorded survey of John D. McCormick of Hermitage, TN., and more particularly described as follows:

Beginning at an iron pin in the Southeast corner of the dead-end of the Hessey Lane, said point being 9.6 ft. South of an iron pin in the East end of the said dead-end Hessey Lane; thence So. 2° 52' W. 464.3 ft. to an iron pin, being the present Southwest corner of Mary Slaven Odum land of record in Deed Book 4492, page 15, RODC; thence So. 84° 25' E. 631.5 ft. to an iron pin; thence So. 0° 30' W. 481.0 Ft. to an iron pin; thence So. 84° 00' W. 780.87 Ft. to an iron pin; thence No. 9° 15' East 639.3 Ft. to an iron pin; thence No. 2° 52' E. 462.6 Ft. to an iron pin in the Southern margin of the Hessey Lane; thence So. 87° 08' E. 50 Ft. along said southerly margin of the Hessey Lane to the point of beginning, containing 9.64 acres, more or less.

Being the same property conveyed to James W. Odum and wife, Gladys Odum by deed from Houston Hagar, Trustee of record in Deed Book 5657, page 227 and filed for record on September 29, 1980, Register's Office for said County. The said James W. Odum having since died on August 4, 2003, Davidson County, TN.

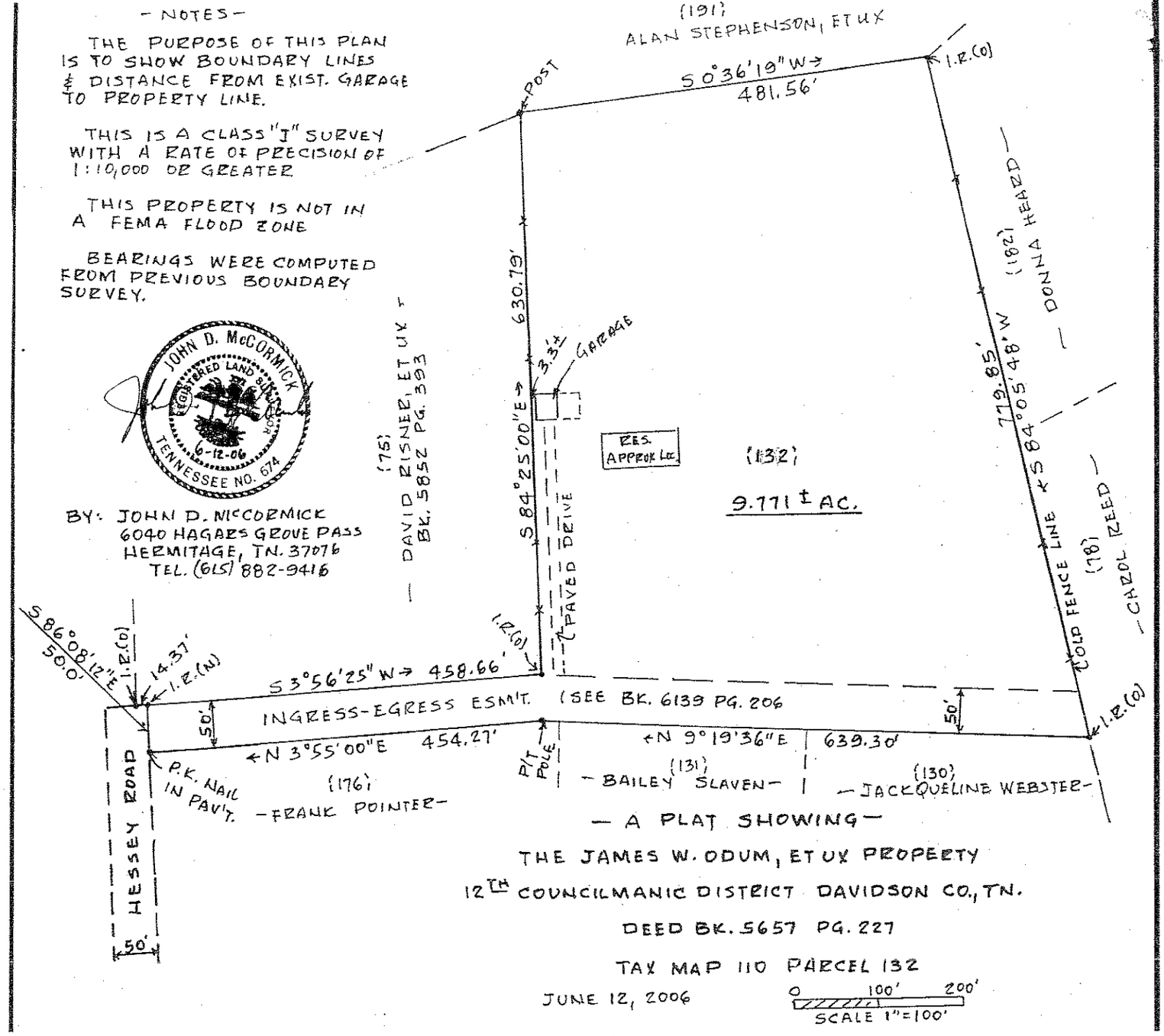
Above property now being described according to a Survey by John D. McCormick, Tennessee No. 674. Survey dated 6/12/2006.

LAND in the the 12th Councilmanic District of Davidson County, Tennessee as per attached EXHIBIT B Survey by John D. McCormick-RLS #674 and more particularly described as follows:

Beginning at an iron pin in the Southeasterly corner of the dead end of Hessey Road; Thence along the Westerly line of the David Risner property as recorded in Deed Book 5852, Page 393, S 3° 56'25" W, a distance of 458.66 to an existing iron rod in the southwest corner of the said David Risner property; Thence along a fence line being the Southerly line of the said David Risner Property S 84°25'00" E, a distance of 630.79 feet to a corner post; Thence S 0° 36'19" W, a distance of 481.56 feet to an existing iron rod; Thence S 84° 05'48" W, a distance of 779.85 feet to an existing iron rod, said point being the northeast corner of the Jacqueline Webster property; Thence N 9°19'36" E, a distance of 639.30 feet to a power pole; Thence N 3°55'00" E, a distance of 454.27 feet to a P.K. Nail in the Westerly R.O.W. of Hessey Road; Thence S 86°08'12" E, a distance of 50.00 feet to the point of beginning and containing 9.771 acres more or less.

This property is subject to a 50.00 feet egress easement from the dead end of Hessey Road and along the westerly part of the above described property as recorded in Deed Book 6139, Page 208, Register's Office for said County.

EXHIBIT "B"



— A PLAT SHOWING —

THE JAMES W. ODUM, ET UX PROPERTY

12TH COUNCILMANIC DISTRICT DAVIDSON CO., TN.

DEED BK. 5657 PG. 227

TAX MAP 110 PARCEL 132

JUNE 12, 2006

0 100' 200'

SCALE 1"=100'