WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/06 12:14 3 pgs
Fees:18.00 Taxes:717.80

20060816-0100965

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August 2006

Notary Public

MY COMMISSION EXPIRES: 4/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC (SEAL) COUNTY OF DAVIDSON

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
Kelley Cole Lewis	SAME	MAP 4
(NAME)	(NAME)	
8410 Sycamore Creek Road		PARCELS 16 & 17
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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 Kelley Cole Lewis

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:

EDGIN PROPERTY, TRACT NO. 3, MAP 4, PARCEL 216:

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 430.31 feet along a curve to the left (Δ=12°07'44"; 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° 27' 57"; $=2032.78 feet) a distance of 193.92 feet to an iron pin set in the intersection of the Easterly margin of Whites Creek Pike with the Southerly margin of Sycamore Creek Road; Thence, with the Southerly margin of Sycamore Creek Road, North 46° 37' 44" East 14.66 feet to an iron pin; Thence, leaving the Southerly margin of Sycamore Creek Road and along a new line created this survey, with the Southerly boundary of Tract 4 the following courses: South 89° 13' 50" East, 413.55 feet to an iron pin; South 73° 54' 27" East, 999.03 feet to an iron pin; South 82° 14' 00" East, 820.00 feet to an iron pin set on the Westerly edge of an existing pond; Thence, South 70° 43' 41" East, 57.03 feet to a point in the center of the pond; Thence, with the center of the pond, South 32° 19' 52" West, 275.0 feet to a point in the center of the pond, the Northeast corner of Tract 2; Thence, leaving the pond and along the Northerly boundary of Tract 2 the following courses: North 71° 50' 54" West,

CONTINUED

unimproved (X)
This is improved ( ) property, known as 8440 Whites Creek Pk.(Tract 3&4), 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 11th day of August, 2006

William N. Edgin

William N. Edgin

Dolores D. Edgin

Dolores D. Edgin

LEGAL DESCRIPTION CONTINUATION

791.91 feet to an iron pin, passing a witness pin at 26.91 feet; North 73° 54' 27" West, 774.76 feet to an iron pin; North 89° 13' 50" West, 506.59 feet to the point of beginning, containing 8.04 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. 20060411-0041625 in the Register's Office for Davidson County, Tennessee.

EDGIN PROPERTY TRACT NO. 4, MAP 4, PARCEL 217:

Beginning at an iron pin set in the Southerly margin of Sycamore Creek Road, said iron pin being North 46° 37' 44" East, 14.66 feet from an iron pin set in the intersection of the Easterly margin of Whites Creek Pike with the Southerly margin of Sycamore Creek Road; Thence, with the Southerly margin of Sycamore Creek Road, North 46° 37' 44" East, 49.61 feet to an iron pin; Thence, continuing along the Southeasterly margin of Sycamore Creek Road and along a curve to the left (=45° 20' 33"; R=153.72 feet) a distance of 121.65 feet to an iron pin; Thence, continuing with the Southeasterly margin of Sycamore Creek Road, North 05° 18' 02" West, 54.76 feet to an pin located at the Southwest corner of the property conveyed to Robert Jones by Instrument Number 20030910-0132112 in the Register's Office for Davidson County, Tennessee; Thence, with Jones' Southerly boundary the following courses; South 89° 39' 29" East, 107.39 feet to an iron pin; South 88° 37' 15" East, 255.38 feet to an iron pin; South 88° 42' 29" East, 217.02 feet to an iron pin; South 02° 26' 50" West, 122.79 feet to an iron pin; South 73° 53' 43" East, 338.00 feet to an iron pin; South 73° 54' 27" East, 463.70 feet to an iron pin; North 04° 34' 49" East, 120.49 feet to an iron pin; North 12° 04' 53" East, 112.25 feet to an iron pin in the Southerly boundary of the property conveyed to James A. Hamilton, Jr. by deed of record in Book 6845, Page 733, Register's Office for Davidson County, Tennessee; Thence, with Hamilton's Southerly boundary, South 70° 43' 41" East, 1163.89 feet to an iron pin set at a fence corner; Thence, South 04° 21' 13" West, 190.60 feet to an iron pin set in a fence in Hamilton's Westerly boundary, being the Northeast corner of Tract 1 of this survey; Thence, with the Northerly boundary of Tract 1, North 70° 43' 41" West, 301.14 feet to a point in the center of a pond, the Northeast corner of Tract 3 of this survey; Thence, with the Northerly boundary of Tract 3 the following courses: North 70° 43' 41" West, 57.03 feet to an iron pin on the Westerly bank of the pond; North 82° 14' 00" West, 820.00 feet to an iron pin; North 73° 54' 27" West, 999.03 feet to an iron pin; North 89° 13' 50" West, 413.55 feet to the point of beginning, containing 11.36 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 Number 20060411-0041624 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.

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 16th day of August, 2006.

Commission expires 9/22/07

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