** This document is being re-recorded to add "Exhibit A", show as unimproved property and address for tax bill

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/06 08:07 3 pgs
Fees:17.00 Taxes:0.00
20060831-0107357

Davidson County DEEDWARR
Recvd: 07/08/03 09:45 2pgs
Fees:13.00 Taxes:18.50
20030708-0093427

WILSON COUNTY, TENN. WENDY L. LOCKE NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Charles W Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2003.

Wendy L Locke
Notary Public

MY COMMISSION EXPIRES: 6-9-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W Osborne	Charles W Osborne	Map 46
(NAME) 4997 Bull Run Road	(NAME) **same**	Parcel 65
(ADDRESS) Ashland City, TN 37015	(ADDRESS)	
(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, Four Star Realty , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W Osborne*, 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: *and wife, Betty Jo Osborne

See Attached Exhibit "A"

Being the same property conveyed to Four Star Realty by Final Decree Confirming Sale from Chancery Court Clerk of record in Deed Book 5969, page 269, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☒

This is improved ☐ property, known as Bull Run Road, Ashland City, TN 37015

(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 hands this 25th day of June, 2003.

Four Star Realty

By: Howard R Cohen

Attest: Assistant Executive

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 Howard Cohen, Executor the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/~~25~~27/2003

My Commission Expires: 1-31-07 Notary Public

SHELLY D. POWERS
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 1-31-07

STATE of ~~Tennessee~~ Virginia
COUNTY of ~~Davidson~~ Henrico

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named ~~Harris A. Gilbert, Executor~~ Wayne Bush, executor the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/25/2003

My Commission Expires: 5-09-07 Notary Public

WENDY L LOCKE
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

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 Harris A. Gilbert the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/25/2003

My Commission Expires: 5-30-07 Notary Public

SARAH BETH HUFFMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

STATE of Tennessee
COUNTY of Davidson

Harris A. Gilbert, Exec.

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named ~~Gay Levine Eisen~~ the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/25/2003

My Commission Expires: 5-30-07 Notary Public

SARAH BETH HUFFMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

File Number2306546
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

"Exhibit A"

SURVEYOR'S DESCRIPTION
Davidson County Map 46 Parcel 65

Being a tract or parcel of land located in Davidson County, Tennessee, said tract being the property conveyed to Four Star Realty by instrument of record in book 5969, page 269, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the southwesterly right-of-way line of Bull Run Road, said point being the northwesterly corner of property conveyed to Charles W. Osborne and wife Betty Jo Osborne by deed of record in book 7753, page 803, R.O.D.C., and being the northeasterly corner of the herein described tract,

THENCE, leaving said right-of-way line with the northwesterly line of Charles Osborne S 50°45'00" W, 255.50 feet to an old planted stone, said stone being witnessed by a 12" Hickory tree,

THENCE, continuing with the northerly line of Osborne S 85°15'00" W, 248.70 feet to an existing iron pipe,

THENCE, leaving said northerly line with the southeasterly line of property conveyed to Robert L. Crutcher and wife Mary E. Crutcher by quitclaim deed of record in book 5549, page 8, R.O.D.C., N 43°55'00" E, 437.06 feet to an iron rod located in the southwesterly right-of-way line of Bull Run Road,

THENCE, with the southwesterly right-of-way line of Bull Run Road S 47°04'33" E, 194.68 feet to an iron rod and the point of beginning.

Containing 60,530 square feet or 1.39 acres, the same more or less.