This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2
P. O. BOX 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 09/06/06 14:22 2 pgs
Fees:13.00 Taxes:666.00
20060906-0110218

SEND TAX BILL TO:
Owner

ADDRESS NEW OWNER:
Christopher & Robert Long
P.O. Box 266
Hermitage, Tn 37076

MAP 135
GROUP
PARCEL 257.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David J. Waynick, Trustee of the Ross Trust**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Christopher Wayne Long and Robert Bruce Long, as tenants in common, each owning a 1/2 undivided interest**, hereinafter called the GRANTEES, their representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Situate and lying in the 2nd Civil District of Davidson County, Tennessee and described as follows:

Beginning at a pin in the West margin of Ned Shelton Road, the same being the Southeast corner of land owned by Nora Frances Kennedy, and running thence with her line West 420 feet, more or less, to an iron pin; thence South 315 feet more or less; to a point, said point being a common corner with the remaining lands of Elizabeth Shelton Johnson; thence East 420 feet more or less, and with line of remaining lands of Elizabeth Shelton Johnson to a point in the West margin of said Ned Shelton Road; thence Northerly with the margin of said Ned Shelton Road 315 feet more or less, to the point of beginning containing 3 acres, more or less.

Also known as Lot 1 and Lot 2 of the Ross Subdivision of record in Plat Book 5210, page 379 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Subject to Elizabeth Shelton Johnson, her heirs and assigns, the right to use water from a well located on the herein conveyed property, and it is agreed that the parties (which agreement shall be binding upon their heirs and assigns) shall share expense, maintenance and upkeep of said well, the pump therein and all other equipment directly connected thereto except water line to the separate residences.

Being the same property conveyed to David J. Waynick, Trustee of the Ross Trust by Deed dated July 26, 2004, of record in Instrument No. 20040806-0094868 and re-recorded in Instrument No. 20040825-0102454 Register's Office for Davidson County, Tennessee. Sale of said property being approved by Order of the Seventh Court for Davidson County, Tennessee Probate Division dated August 24, 2006, No. 06P1321.

This is improved property known as 2917 Ned Shelton Road, and 2921 Ned Shelton Road, Nashville, Tennessee 37217.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors 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.

WITNESS my hand this the 6th day of September, 2006.

The Ross Trust

By: David J. Waynick, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **David J. Waynick**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Trustee** of **The Ross Trust**, the within named bargainor and that he as such Trustee, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of September, 2006.

NOTARY PUBLIC
My Commission Expires:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of September, 2006.

NOTARY PUBLIC
My Commission Expires:

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