Davidson County DEEDWARR
Recvd: 09/08/06 14:33 5 pgs
Fees:28.00 Taxes:2590.00
20060908-0111601

GENERAL WARRANTY DEED

TO:	Thomas C. Fox, Jr. and Thomas C. Fox, III	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
FROM:	Ronald E. Waller and wife, Deborah L. Waller	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Thomas C. Fox, Jr. and Thomas C. Fox ,III 5973 Pinewood Road Franklin, TN 37064	Same	Map 22, Parcels 119 and 120

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $700,000.00.

Affiant

Sworn to and subscribed before me, this 8th day of September, 2006.

NOTARY PUBLIC AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

Notary Public

My Commission Expires: 3/20/10

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald E. Waller and wife, Deborah L. Waller** (hereinafter called the "Sellers"), have bargained and sold, and by these presents do transfer and convey unto **Thomas C. Fox, Jr. and Thomas C. Fox, III**, as joint tenants with right of suvivorship (hereinafter called the "Buyers"), and Buyers' successors and assigns, all of Sellers' right, title and interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his successors and assigns, forever in fee simple. Said real property is conveyed subject to 2006 Davidson County taxes and all matters set forth in Exhibit B attached hereto and incorporated herein by reference.

Sellers further covenant and bind themselves, their representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyers, and Buyers' successors 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.

Thomas C. Fox, Jr. and Thomas C. Fox, III are holding title as joint tenants with right of survivorship.

IN WITNESS WHEREOF, Sellers have caused this General Warranty Deed to be executed effective as of the 8th day of September, 2006.

SELLERS:

Ronald E. Waller

Deborah L. Waller

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ronald E. Waller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of September, 2006.

NOTARY PUBLIC
Notary Public

My Commission Expires:

3-20-10

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Deborah L. Waller, 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 and seal, at office in Nashville, Tennessee, this 8th day of September, 2006.

Notary Public

My Commission Expires:

3-20-10

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

363591.01 4866-0021

EXHIBIT A

PROPERTY DESCRIPTION

Beginning at an iron pin in the southerly margin of Claylick Road. said pin being in the northerly margin of the property conveyed to Noie M. Moon and wife, Judy G. Moon, of record in Deed Book 5094, Page 900, of the Register's Office of Davidson County, Tennessee;

Thence, with the southerly margin of Claylick Road, along a curve with a central angle of 19° 12' 46", a radius of 733.30 feet, and a chord bearing of North 57° 13' 22" East, 244.75 fleet, a total distance of 245.90 feet to an iron pin;

Thence, North 47° 36' 59" East, 132.27 feet to all iron pin;

Thence, South 42° 23' 01" East, 71.19 feet to an iron pin;

Thence, North 47° 3' 59" East. 38.50 feet to a Tennessee Department of Transportation right of way monument;

Thence, along a curve to the right with a central angle of 23° 32' 52", and a radius of 479.96 feet, a distance of 197.26 feet to an iron pin:

Thence, South 87° 18' 22" East, 561.09 feet to an iron pin;

Thence, North 72° 25' 02" East, 208.81 feet to an iron pin;

Thence, South 59' 37' 22" Last, 343.52 feet to an iron pin;

Thence, South 68° 57' 44" East, 446.00 feet to an iron pin;

Thence, South 82° 58' 33" Last. 83.67 feet to an iron pin, said pin being at the northwest corner of the properly conveyed to Cynthia Denise Hicks, of record in Deed Book 10340, Page 329, of the Register's Office of Davidson County, Tennessee;

Thence, leaving the southerly Margin of Claylick Road, South I2° 28' 40" West, 517.60 feet to an iron pin;

Thence, South 32° 28' 40" West, 54.75 feet to an iron pin;

Thence, South 2° 43' 17" West, passing an iron pin at 362.28 feet, a total distance of 1,593.72 to an iron pin at the southwest corner of the property conveyed to Robert E. Hicks, of record in Deed Book 6878, Page 492, of the Register's Office of Davidson County, Tennessee;

Thence, South 5° 08' 49" West, 2,148.63 feet to an iron pin at the northeast corner of the property conveyed to Gilbert Fox, of record in Deed Book 3990, Page 316, of the Resister's Office of Davidson County, Tennessee;

Thence, with Fox's northerly margin North 84° 51' 11" West, 1,667.45 feet to an iron pin;

Thence, North 80° 51' 11" West, 412.50 feet to an iron pin.

Thence, South 31° 52' 13" West, 765.00 feet to an iron pin; Thence, South 84° 23' 34" West, 787.88 feet to an iron pin;

Thence, South 16° 23' 06" West, 542.55 feel to an iron pin at the northeast corner of the property conveyed to James D. Burton, of record in Deed Book 1726, Page 449, of the Register's Office of Davidson County, Tennessee;

Thence, with Burton's northerly margin, North 77° 37' 53" West, 1,108.22 feet to a metal cap in a creek bed, said cap being in the southerly margin of the David Wade Subdivision, of record in Plat Book 6200, Page 006 of the Register's Office of Davidson County, Tennessee;

Thencc, with the southerly margin of said Wade Subdivision, North 32° 33' 39" East, 285.27 feet to an iron pin at the southwest corner of the property conveyed to Fletcher & Tracy Boling, of record in Decd Book 9666, Page 960, of the Register's Office of Davidson County, Tennessee;

Thence, with Fletcher's property North 50° 07' 07" Last, 119.28 feet to an iron pin;

Thence, North 21° 18' 02" West, 574.55 feet to an iron pin;

Thence, North 28° 15' 04" West, 147.14 feet to an iron pin at the southeast corner of the property conveyed to G. Richard Scott, of record in Deed Book 7465, Page 818, of the Register's Office of Davidson County, Tennessee;

Thence, with Scott's easterly margin, North 28° 17' 00" West, 231.82 feet to an iron pin;

Thence, North 50° 36' 26" West, 1,028.89 feet to an iron pin;

Thence, North 13° 50' 20" West, 436.90 feet to an iron pin;

Thence, North 53° 05' 20" West, 121.40 feet to an iron pin in the southerly margin of the property conveyed to G. Wayne & Thelma Winters of record in Deed Book 10428, Page 144, of the Register's Office of Davidson County, Tennessee;

Thence, South 83° 08' 44" East, 2,461.18 feet to an iron pin at the southeast corner of the property conveyed to Noie M. Moon and wife, Judy G. Moon, of record in Deed Book 5094, Page 800, of the Register's Office of Davidson County, Tennessee;

Thence, with Moons property, North 9° 06' 16" East, 3,143.61 feel to an iron pin;

Thence, North 77° 54' 07" East. 275 X 4 feet to the point of beginning, containing 353.90 acres.

Being the same property conveyed to Ronald E. Waller and wife, Debora L. Waller, by Deed of Record in Book 11530, page 973, Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS

1. Taxes for the year 2006, a lien, not yet due and payable.

2. Judgment as of record in Book 4653, page 942.