WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/06 09:26 2 pgs
Fees:13.00 Taxes:832.50

20060914-0113860

State of Tennessee
County of Davidson

File in Box 14-A
File No.: 20005-1

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.**

M. Lee Barrett
Affiant

Subscribed and sworn to before me, this the 8th day of September, 2006.

Notary Public

My commission expires: 11-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
M. Lee Barrett, Jr.	**"New Owner"**	**135-024**
301 Franklin Limestone Road		
Nashville, TN 37217		

FOR AND IN 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, I,

Delia B. Cherry, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

M. Lee Barrett, Jr.

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:

LAND in Davidson County, Tennessee, beginning at a point in the center of the Franklin Limestone Road, said point being the Northeast corner of the Rader 14.72 - acre tract; thence, North 76 degrees West and along the northerly line of the Rader tract 1521 feet to a point in the east fence line of the Ezell farm, Rader's Northwest corner; thence, North 9 degrees 10' East and along the Ezell East line 207.3 feet to Ezell's Northeast corner; thence, North 86 degrees 15' East and along Matlock and Sinnott's South fence line 1457.6 feet to Sinnott's Southeast corner; thence, continuing at same bearing 750 feet, more or less, to center of the Franklin Limestone Road; thence, along the center of the Franklin Limestone Road and with its meanders South 81 degrees 30' West 225 feet, more or less, South 75 degrees 10' West 145.5 feet; South 53 degrees 35' West 324.9 feet; South 35 degrees West 187 1/2 feet, more or less, to the point of beginning, containing 12 acres, more or less.

BEING the same property conveyed to Howard T. Cherry and wife, Ardelia Cherry, by Warranty Deed from Charles W. Mitchell and wife, Susie F. Mitchell, of record in Book 1142, Page 408, Register's Office for Davidson County, Tennessee. And further conveyed to "The Howard T. Cherry and/or Delia B. Cherry Revocable Living Trust", through Howard T. Cherry and Delia B. Cherry, Trustees, by Quitclaim Deed from Howard T. Cherry and Delia B. Cherry, of record in Instrument No. 20030807-0112453, said Register's Office, and further conveyed to Delia B. Cherry, by Quitclaim Deed from Delia B. Cherry, as the sole remaining Trustee of "The Howard T. Cherry and/or Delia B. Cherry Revocable Living Trust", of record in Instrument No. 20060417-0043564, Register's Office for Davidson County, Tennessee. The said Howard T. Cherry having since died. The said Delia B. Cherry and Ardelia Cherry are one and the same person.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) unimproved (____) property, known as: **301 Franklin Limestone Road, Nashville, TN 37217**

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 my hand this **8th** day of **September, 2006.**

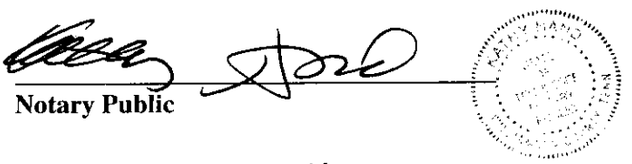
Delia B. Cherry

Delia B. Cherry

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 **Delia B. Cherry,** the 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 official seal at Nashville, Tennessee, this **8th** day of **September, 2006.**



Notary Public

My Commission Expires: 11-19-08