This instrument was prepared by:
ROBERT L. ENGLISH
ATTORNEY AT LAW
Springfield, TN 37172
(From information supplied)

Send tax bills to:
Zack Corley
6150 Beals Lane
Nashville, TN 37218

Map & Parcel No.
056 - 68.00

Davidson County DEEDWARR
Recvd: 10/17/06 12:35 2 pgs
Fees:13.00 Taxes:922.04
20061017-0128859

WARRANTY DEED
(With reservation of Life Estate)

THIS DEED OF CONVEYANCE, executed and delivered by **PHILLIP O. McKEE**, Single, hereinafter called the Grantor, to **ZACK CORLEY**, hereinafter called the Grantee;

WITNESSETH: That for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, the said Grantor has this day bargained and sold and do by these presents hereby sell transfer and convey unto the said Grantee, heirs and assigns, subject to the life estate herein retained, the following described real property, to-wit:

Certain real property situate in the 13th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at an iron pin in the East margin of Old Hickory Boulevard, said point being on the current Northwest line of a tract owned by J.T. Owen (DB 931, pg 383) and being 1869.1' Northeast of the intersection of Old Hickory Boulevard and Hydes Ferry Pike (S.R. 12); thence with the fence South 63 43' 24" E - 520.10' to a point across Sulphur Creek, said line being a part of the South boundary line of James Thomas John Jr. (DB4911, PG786). Thence with the fence and John, S 28 29' 40" W - 158.31' to a fence corner; thence with the fence and John, S 64 55' 45" E 418.78' to a fence corner; thence with John and the fence N 32 15' 16" E 696.68' to a point in the center of a drain; thence with the drain and its meanders a total of four calls: N 85 32' 28" E 81.40', S 79 35' 43" E 191.27', S 79 53' 58" E 220.45' and S 62 53' 43" E - 385.98'; thence leaving the drain first with John then with George West (DB5788, PG263), N 01 12' 21" E 1326.69' to an iron pin; thence on a new line, N 88 39' 00" E 50.00' to an iron pin. Thence S 46 21' 00" E 353.55' to an iron pin. Thence S 1 12' 21" W 1076.30' to an iron pin; thence S 38 36' 35" W 1706.05 ' to an iron pin; thence N 63 46' 56" W 1765.82' to an iron pin in the East margin of Old Hickory Boulevard; thence with the margin N 26 45' 33" E 834.55' to the point of beginning, containing 58.62 acres, more or less, according to a survey by John Franklin Jr., dated December 8, 1995. This property also includes a 50 X 50' dual use easement to enter the property from an existing 36' easement to Old Hickory Boulevard.

AND BEING the same property conveyed to Robbie O. McKee and husband, Phillip O. McKee by Robbie Le McKee Clay and husband, Williams S. Clay and Mildred O. Paul, unmarried, in a deed appearing of record in Book 10084, page 696, Register's Office for Davidson County, Tennessee. The above described tract of land includes a 6.0 acre tract which was conveyed to James D. Morris and wife, Dorothy J. Morris by Robbie O. McKee and husband, Phillip O. McKee, in a deed appearing of record in Book 10693, page 985, Register' s Office for Davidson County, Tennessee, said tract was then reconveyed to Robbie O. McKee and husband, Phillip O. McKee by James D. Morris and wife, Dorothy J. Morris, in a deed appearing of record in Book 11254, page 45, Register's Office for Davidson County, Tennessee.

The said Robbie O. McKee is now deceased leaving the said Phillip O. McKee the surviving tenant by the entirety and sole owner of said land.

RESERVATION OF LIFE ESTATE:
The Grantor, Phillip O. McKee, hereby reserves a life estate for and during the term of his natural life in the above described tract.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, but subject to the life estate herein retained, unto the said Grantee, heirs and assigns, forever. The said Grantor covenant with the said Grantee, heirs and assigns: 1) That he is lawfully seized in fee of said land; 2) That he has a good and perfect right to make this conveyance; 3) That said land is unencumbered; and 4) That he will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

DATED this 13th day of Aug., 2004, at Springfield, Tennessee.

P. Phillip O. McKee
PHILLIP O. McKEE

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILLIP O. McKEE, bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidenced), and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and seal of office this 13th day of Aug., 2004, at Springfield, Tennessee.

My commission expires: 8-23-04.

Karen R. Harrell
NOTARY PUBLIC

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I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property or interest in property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me, this ____ day of _____, 200_.

_____
REGISTER or NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 249,200.00
Zack Corley
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 17 DAY OF October 20 04
Deputy Register