(a)

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Melissa Ackerman
Affiant

Subscribed and sworn to before me, this 12th day of December, 2006.

Alicia R. Hamilton
Notary Public

My commission expires:_____

Davidson County DEEDWARR
Recvd: 12/15/06 12:19 5 pg:
Fees:27.00 Taxes:684.50

20061215-0154804

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffery Ackerman	**New Owner**	**Map 174, Parcel 7**
9575 Sunny Brook Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

William Henry Wisener, John Paul Wisener, Jesse Marvin Wisener, James William Wisener, Jr., Mary Ellen Wisener Wayman, Martha Jane Wisener McMurtry, Nellie Margaret Wisener Thomas and Dorothy Jean Wisener LeVaugh, heirs of the Estate of Martha Scales Wisener

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

Jeffery Ackerman, a single man

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 the 5th, formerly the 6th Civil District of Davidson County, Tennessee, being Lot No. 2 and part of Lot No. 3 on the Plan of the Kimbro Lands, as of record in Plan Book No. 1, Page 83, Chancery Court at Nashville, containing according to said plan 91 acres and 36 poles, be the same, more or less, and described as follows:

Beginning at a stake and Hickory Tree, the southeast corner of the land of John Shacklett and the original northwest corner of Lot No. 3; thence south 1 deg. west 30 poles to a point in the center of Mill Creek, in the east line of Lot No. 4, and the west line of Lot No. 3; thence down the center of said Creek north 76 deg. east 20 poles; thence north 70 deg. east, 26 poles; thence north 65 deg. east 12 poles; thence north 59 deg. east 12 poles; thence north 62 deg. east 19 poles to a point in the original north line of the Lot No. 3; thence leaving said creek, north 88-1/2 deg. east 30 poles to a stake; thence north 4-3/4 poles to a stone, a corner of the Ham lands; thence east 24 poles to another stone, also a corner of the Ham lands; thence north 88-4/10 poles to a stone in the west line of the Ham lands; thence west 67-1/2 poles to the center of Mill Creek; thence down said creek north 69 deg. west 24 poles; thence north 80 deg. west 44 poles to the northwest corner of said Lot No. 2 in the center of said creek; thence south 1/2 deg. west 109-1/2 poles to the beginning.

Being the same property conveyed to J. W. Wisener and wife, Martha Scales Wisener, by Deed, of record in Book 3102, page 373, Dated July 8, 1960, Register's Office for Davidson County, Tennessee. J. W. Wisener has since died. Martha Scales Wisener, who survived her husband, J. W. Wisener, and died April 15, 2003.

INCLUDED IN THE ABOVE BUT SPECIFICALLY EXCLUDED FROM THIS TRANSACTION AND BEING DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee and being Lot Number 1 on the plan of the Division of a portion of the Martha S. Wisener Land, Part 2 of record in Plat Book 5190, Page 562, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated July 20, 1981, and known as Job No. 81-134 as follows:

Beginning at an iron pin set in concrete on the westerly margin of Pettus Road, said point of beginning being the southeasterly corner of this tract and the northeast corner of the George T. Stephens land of record in Deed Book

4009, Page 148, R.O.D.C., Tennessee; thence with the margin of said Pettus Road N 21 deg. 38' 36" W 26.68' to an iron pin; thence N 25 deg. 51' 20" W 200.02' to an iron pin; thence N 25 deg. 17' 03" W 115.14' to a concrete monument; thence leaving the margin of said Pettus Road S 88 deg. 53' 43" W passing a witness iron pin at 176.90' in all 221.90' to a point in the center of Mill Creek; thence with the center of said creek S 05 deg. 00' 39" E 103.99' to a point; thence S 14 deg. 27' 03" W 73.33' to a point; thence S 40 deg. 31' 36" W 112.09' to a point; thence leaving the center of said creek and with the line of the aforesaid Stephens land S 84 deg. 18' 45" E passing a witness iron pin at 40.00' in all 452.38' to the point of beginning, containing 2.02 acres more or less.

Being the same property conveyed to Claude G. Wayman and wife, Mary Ellen Wayman by deed of record in Deed Book 5788, Page 796, Register's Office of Davidson County, Tennessee.

INCLUDED IN THE ABOVE BUT SPECIFICALLY EXCLUDED FROM THIS TRANSACTION AND BEING DESCRIBED AS FOLLOWS:

Land in the 5th, formerly the 6th Civil District of Davidson County, Tennessee, being a part of Lot No.2 and a part of Lot No. 3 on the Plan of the Kimbro Lands, of record in Plan Book No. 1, page 83, Chancery Court at Nashville, and described as follows:

PARCEL NO. 1: Beginning at a point in the existing north margin of Pettus Road, said point being 27 feet left of Station 22+25; thence at right angles northerly 13 feet to a point; thence easterly 405.77 feet to a point 40 feet left of Station 26+30.77; thence with a curve to the right having a radius of 275.66 feet, 351.217 feet to a point 40 feet left of Station 29+31.02 ; thence south 5 deg. 30' west 168.98 feet to a point 40 feet left of Station 31+00; thence at right angles 20 feet westerly to a point in the existing east margin of Pettus Road; thence with the existing east margin northerly and westerly 895 feet +/- to the point of beginning and containing 20,500 square feet. PARCEL NO. 2: Beginning at a point in the existing south margin of Pettus Road, said point being 23 feet right of Station 22+25; thence at right angles to the existing south margin southerly 12 feet +/- to a point; thence parallel to and 12 feet from the said south margin easterly 405.77 feet +/- to a point; thence with a curve to the right with a radius of 200.66 feet for a distance of 255.66 feet to a point 35 feet right of centerline Station 29+31.02; thence south 5 deg. 30' west 168.98 feet +/- to a point 35 feet right of Station 31+00; thence at right angle 20 feet +/- easterly to a point in the existing west margin of Pettus Road; thence along the existing margin of Pettus Road northerly and westerly 830 feet more or less to the point of beginning and containing 14,400 square feet.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Warranty Deed, from Martha Scales Wisener, of record in Book 6219, page 125, Dated January 20, 1984, Register's Office for Davidson County, Tennessee. J. W. Wisener had since died.

INCLUDED IN THE ABOVE BUT SPECIFICALLY EXCLUDED FROM THIS TRANSACTION AND BEING DESCRIBED AS FOLLOWS:

Land in the 5th, formerly the 6th Civil District of Davidson County, Tennessee, being Lot No. 2 and part of Lot No. 3 on the Plan of the Kimbro Lands, as of record in Plan Book No. 1, page 83, Chancery Court at Nashville.

Beginning at a point in the East R.O.W. line of Pettus Road, said point being 200 feet more or less North of the North R.O.W. line of Preston Road. Thence N 79 deg. 22' 31" 571.52 feet to the West R.O.W. line of Preston Road, said line being the South boundary line of the Martha S. Wisener property according to a survey made by Bruce Rainey & Associates, of record in Book 5190, page 519, Register's Office for Davidson County, Tennessee; thence following the said R.O.W. S 4 deg. 37' 41" W 10 feet; thence S 13 deg. 40' 32" W 41.58 feet; thence S 17 deg. 31' 34" W 44.07 feet; thence S35 deg. 58' 52" W 63.94 feet; thence S 51deg. 45' 52" W 50.74 feet; thence S 63 deg. 56' 15" W 50.14 feet; thence S 72 deg. 47' 09" W 62.13 feet; thence S 75 deg. 30' 30" W 252.57 feet to a point, which is approximately 25 feet east of the east R.O.W. line of Pettus Road; thence with a curve having a radius of 30.52", 41.89' N 25 deg. 51' 20" W 175.08 feet with Pettus Road, to the point of beginning. Containing 2.01 acres more or less.

Being the same property conveyed to James W. Wisener, Jr., by Warranty Deed, from Martha S. Wisener, a widow, of record in Book 8283, page 240, Dated January 25, 1991, Register's Office for Davidson County, Tennessee.

INLCUDED IN THE ABOVE LEGAL DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS TRANSACTION AND DESCRIBED AS FOLLOWS:

A tract of land in the 32nd Councilmanic District of Nashville, Davidson County, Tennessee, generally described as follows; Bounded on the north by the properties of Judith B. Mosely and William E. and Steven M. Jones Co-Trustees, on the West by the property of Richard D. Harrington Jr., on the South by Pettus Road, and on the West by Preston Road, and more particularly described as follows: Beginning at an existing concrete monument in the Northerly right of way of Pettus Road, said point being the common property corner of herein described tract and lot one of the division of the Martha S. Wisener land, owned by James W. Wisener, and recorded in Plat Book 5190, page 519, Register's Office for Davidson County, Tennessee, Thence with the Northerly margin of Pettus Road, the following 11 calls: N 25 deg. 17' 03" W 251.81' to an iron pin, thence along a curve to the right, having a radius of 975.00', a length of 205.23', a chord bearing and distance of N 19 deg. 15' 14" W, 204.86' to an iron pin, thence N 13 deg. 13' 25" W, 193.13' to a point which is located S 85 deg. 14' 42" E, 4.37' from an existing concrete monument, thence N 76 deg. 46' 35" E, 15.00' to a point which is located S 13 deg. 18' 31" E, 2.37' from an existing concrete monument, thence N 13 deg. 13' 25" W 168.98' to an iron pin which is located S 15 deg. 14' 46" E, 12.50' from an existing concrete monument, thence Along a curve to the left, having a radius of 275.66', a length of 351.22' and a chord bearing and length of N 49 deg. 43' 25" W, 327.94' to a point which is located S 89 deg. 10' 31" W, 1.74' from an existing concrete monument, thence N 86 deg. 13' 25" W, 406.91' to an existing concrete monument, thence S 3 deg. 46' 35" W, 13.00' to an existing concrete monument, thence N 86 deg. 13' 25" W, 167.90' to an iron pin, thence along a curve to the left, having a radius of 1457.07', a length of 222.52', and a chord bearing and distance of S 89 deg. 24' 05" W, 222.30', thence S 85 deg. 01' 35" W, 270.74' to an iron pin, thence leaving the right of way of Pettus Road, and generally with a fence, and passing a concrete monument at 5.11', said monument being the southeast corner of a tract owned by Richard D. Harrington Jr. and shown as Lot 2-A on a Plat titled, Jesse Atkins Re-Sub, recorded in Plat Book 6200, page 887, Register's Office for Davidson County, Tennessee, and along the Harrington property, and passing an existing fence post at 666.56' in all 720.45' total, to a point in the center of Mill Creek, said

point being the southwest corner of a tract owned by William E. and Steven M. Jones, Co-Trustees, thence with the Jones property and with the center of the creek, the following 6 calls S 70 deg. 07' 36" E, 209.18', thence S 71 deg. 50' 01" E, 247.99', thence S 76 deg. 27' 20" E, 299.11', thence S 80 deg. 31' 09" E, 157.08', thence S 55 deg. 58' 29" E, 51.51', thence S 28 deg. 23' 14" E, 40.91', thence Leaving the centerline of Mill Creek, and with the Jones property and a tract owned by Judith B. Mosely, recorded in Deed Book 11666, page 757, Register's Office for Davidson County, Tennessee, and generally with a meandering fence and passing a 24" tree at a fence corner, at 139.27', and in all for a distance of 1212.33' to a corner post in the westerly margin of Preston Road, thence Leaving the Mosely tract, and along the Westerly margin of Preston Road, and generally along a meandering fence the following 2 calls S 4 deg. 50' 39" W, 1081.71' to an iron pin, thence S 4 deg. 33' 42" W, 117.29' to an existing iron pin, thence Leaving the Westerly margin of Preston Road, and along the common property line with the tract owned by James W. Wisener, S 79 deg. 22' 31" W, 571.57' to the point of beginning, containing 1,712,216.16 sq. ft. or 39.31 acres more or less, according to a survey by E. Roberts Alley & Associates, dated December 4, 2006, and known as Job No. 2006-604PET.

Being the same property conveyed to J.W. Wisener and wife, Martha Scales Wisener by Warranty Deed from William Henry Scales, et al, dated July 8, 1960, of record in Book 3102, Page 373, Register's Office for Davidson County, Tennessee. J. W. Wisener and Martha Scales Wisener have both since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters of record in Chancery Book contained in an instrument of record in Book 1, Page 83, Register's Office for DAVIDSON County, Tennessee.
Greenbelt of record in Book 8940, Page 79, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 9539, Page 640, Register's Office for DAVIDSON County, Tennessee.
Deed to Metro Government of record in Book 6219, Page 125, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is unimproved property known as 44 Acres, Pettus Road, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 12th day of December, 2006.

William Henry Wisener
William Henry Wisener attey in Fact
By: John Paul Wisener, Attorney-in-Fact
by John Paul Wisener

John Paul Wisener
John Paul Wisener

Jesse Marvin Wisener
Jesse Marvin Wisener attorney in Fact
By: John Paul Wisener, Attorney-in-Fact
by John Paul Wisener

James William Wisener Jr
James William Wisener, Jr. atty in fact
By: John Paul Wisener, Attorney-in-Fact
by John Paul Wisener

Mary Ellen Wisener Wayman
Mary Ellen Wisener Wayman attorney in Fact
By: John Paul Wisener, Attorney-in-Fact
by John Paul Wisener

Martha Jane Wisener McMurtry
Martha Jane Wisener McMurtry Atty in fact
By: John Paul Wisener, Attorney-in-Fact
by John Paul Wisener

Nellie Margaret Wisener Thomas
Nellie Margaret Wisener Thomas attyin Fact
By: John Paul Wisener, Attorney-in-Fact
by John Paul Wisener

Dorothy Jean Wisener LeVaugh
Dorothy Jean Wisener LeVaugh atty in fact
By: John Paul Wisener, Attorney-in-Fact
by John Paul Wisener

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Paul Wisener** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of William Henry Wisener for the purposes therein contained, and who further proved to me that he is the **Attorney in fact** for William Henry Wisener and is authorized by William Henry Wisener to execute this instrument on his/her behalf.

Witness my hand at office, this 12th day of December, 2006.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
JULY 18, 2009

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, John Paul Wisener, the within named seller, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2006.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Paul Wisener** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Jesse Marvin Wisener for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Jesse Marvin Wisener and is authorized by Jesse Marvin Wisener to execute this instrument on his/her behalf.

Witness my hand, at office, this 12th day of December, 2006.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Paul Wisener** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of James William Wisener, Jr. for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for James William Wisener, Jr. and is authorized by James William Wisener, Jr.to execute this instrument on his/her behalf.

Witness my hand, at office, this 12th day of December, 2006.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Paul Wisener** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Mary Ellen Wisener Wayman for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Mary Ellen Wisener Wayman and is authorized by Mary Ellen Wisener Wayman to execute this instrument on his/her behalf.

Witness my hand, at office, this 12th day of December, 2006.

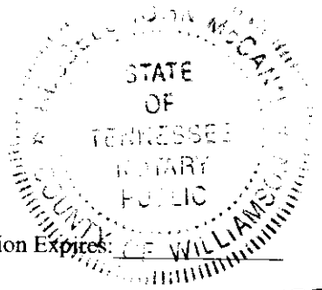
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Paul Wisener** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Martha Jane Wisener McMurtry for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Martha Jane Wisener McMurtry and is authorized by Martha Jane Wisener McMurtry to execute this instrument on his/her behalf.

Witness my hand, at office, this 12th day of December, 2006.



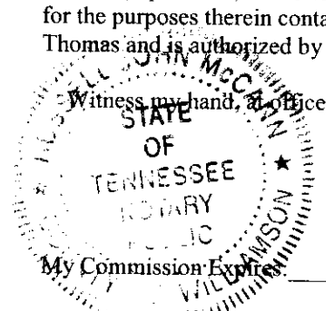
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Paul Wisener** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Nellie Margaret Wisener Thomas for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Nellie Margaret Wisener Thomas and is authorized by Nellie Margaret Wisener Thomas to execute this instrument on his/her behalf.

Witness my hand, at office, this 12th day of December, 2006.



Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Paul Wisener** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Dorothy Jean Wisener LeVaugh for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Dorothy Jean Wisener LeVaugh and is authorized by Dorothy Jean Wisener LeVaugh to execute this instrument on his/her behalf.

Witness my hand, at office, this 12th day of December, 2006.

Notary Public

My Commission Expires: _____

