(1)

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #18506.2006

Davidson County DEEDWARR
Recvd: 12/29/06 10:51 8 pgs
Fees:43.00 Taxes:55.50
20061229-0160631

NEW OWNER:
Benjamin C. Allen
8692 Haselton Rd.
Nashville, TN 37221

SEND TAX BILL TO:
Same

MAP & PARCEL:
169 00 0 140.00

**This instrument was prepared solely upon the information provided to the preparer by the parties. No representation is made as to the accuracy of anything contained herein by the preparer and the parties agree to hold the preparer harmless therefrom.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Wilfred E. Haselton Family Trust dated March 21, 1996,** hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Benjamin C. Allen**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See Attached Legal Description

Being a portion of the same property conveyed to The Wilfred E. Haselton Family Trust Dated March 21, 1996 by Quitclaim Deed from Suzanne H. Haselton, Executrix of the Estate of Wilfred E. Haselton of record in Book 11443, Page 909, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2006 taxes are paid.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Easement for ingress and egress and utilities of record in Instrument Number 20020716-0085284, said Register's Office.
4. The description contained herein is for identification purposes only; exact acreage is not intended nor insured.
5. Subject to any and all easements which may affect the within described 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 Grantee, his heirs and assigns, forever;

AND the Wilfred E. Haselton Family Trust Dated March 21, 1996 does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND the Wilfred E. Haselton Family Trust Dated March 21, 1996 further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This (X) unimproved ( ) improved property is known as:

Hester Beasley Road, Nashville, Tennessee 37221

Witnessed this 28th day of December, 2006.

THE WILFRED E. HASELTON FAMILY
TRUST DATED MARCH 21, 1996

By: _____
Linda H. Smith
Title: Trustee

File # 18506.2006 las
Haselton-Allen Deed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Linda H. Smith, to me known or proved to me on the basis of satisfactory evidence, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the The Wilfred E. Haselton Family Trust Dated March 21, 1996, is authorized by the The Wilfred E. Haselton Family Trust Dated March 21, 1996 or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of The Wilfred E. Haselton Family Trust Dated March 21, 1996.

Witness my hand this 28th day of December, 2006.

Notary Public

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $15000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 28th day of December, 2006.

Notary Public

My Commission Expires: 7-24-07

File # 18506.2006 las
Haselton-Allen Deed

WILFRED E. HASELTON FAMILY TRUST
PROPERTY TO BEN ALLEN

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 168, ASSESSOR'S OFFICE, LYING WEST OF HASELTON ROAD AND LYING IN DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY SUZANNE H. HASELTON ET AL ON THE EAST; NATCHEZ ASSOCIATES ON THE SOUTH; CLAIRE PERKY 6.96 ACRE TRACT ON THE WEST; GREGORY ALAN SMITH AND CARROLL W. ALLEN ON THE NORTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CONCRETE MONUMENT ON THE SOUTH WEST SIDE OF HASELTON ROAD SAID MONUMENT BEING THE SOUTHEAST CORNER OF TRACT 6 OF SECTION 2 OF HASELTON SUBDIVISION (REF. PLAT BOOK 6050 PAGE 554 R.O.D.C.) , A NORTHEASTERLY CORNER OF CARROLL W. ALLEN (REF. INSTRUMENT# 20050218 PAGE 0018539 R.O.D.C.) THENCE WITH THE SOUTH SIDE OF HASELTON ROAD S69°36'31"E 78.80' TO AN EXISTING IRON PIN, A CORNER OF THE SUZANNE H. HASELTON ET AL REMAINDER (REF. DEED BOOK 11443 PAGE 927 R.O.D.C.); THENCE LEAVING HASELTON ROAD AND WITH ALLEN'S SOUTH LINES S71°00'16"W 602.79' TO AN EXISTING IRON PIN; THENCE S86°16'36"W 439.94' TO AN EXISTING IRON PIN; THENCE S02°43'19"W 174.68' TO AN EXISTING IRON PIN JUST NORTH OF A SMALL CREEK, THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT:
THENCE LEAVING THE TRUE POINT OF BEGINNING WITH SUZANNE H. HASELTON ET AL'S REMAINDER S02°43'18"W PASSING AN IRON PIN SET AT 71.63', A SECOND IRON PIN AT 121.63', IN ALL 393.11' TO AN EXISTING IRON STAKE IN THE NORTH LINE OF NATCHEZ ASSOCIATES (REF. DEED BOOK 11736 PAGE 448 R.O.D.C.); THENCE LEAVING SUZANNE H. HASELTON ET AL AND WITH NATCHEZ ASSOCIATES' NORTH LINE N86°59'52"W 858.30' TO AN EXISTING IRON STAKE IN THE EAST LINE OF CLAIRE PERKY'S 6.96 ACRE TRACT; THENCE LEAVING NATCHEZ ASSOCIATES AND WITH PERKY'S EAST LINE N00°19'55"W PASSING AN IRON PIN SET AT 259.54', A SECOND IRON PIN SET AT 312.12', IN ALL 339.93' TO AN EXISTING WITNESS IRON PIN IN GREGORY ALAN SMITH'S SOUTH LINE (REF. INSTRUMENT#20020716 PAGE 85284 R.O.D.C.); THENCE LEAVING PERKY'S 6.96 ACRE TRACT AND WITH SMITH'S SOUTH LINE N63°42'13"E PASSING AN IRON PIN SET AT 250.18' IN ALL 320.93' TO AN EXISTING IRON PIN IN THE WEST LINE OF THE AFOREMENTIONED CARROLL W. ALLEN; THENCE LEAVING SMITH AND WITH ALLEN'S WEST AND SOUTH LINES S01°46'48"W PASSING AN IRON PIN SET AT 37.59' IN ALL 179.19' TO AN EXISTING IRON PIN; THENCE N85°42'27"E 597.25' TO THE TRUE POINT OF BEGINNING, CONTAINING 7.48 ACRES, MORE OR LESS, AND BEING A PORTION OF THE WILFRED E. HASELTON TRUST AS RECORDED IN DEED BOOK 11443 PAGE 909 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444,

7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED MARCH 06, 2006.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

IN FAVOR OF AND THEN SUBJECT TO THE ABOVE TRACT IS A 50' NON-EXCLUSIVE INGRESS-EGRESS & UTILITY EASEMENT RUNNING WESTERLY FROM HASELTON ROAD, ACROSS TRACT 6 OF SECTION 2 OF THE RECORDED HASELTON SUBDIVISION, AND ACROSS CARROLL W. ALLEN, BEN ALLEN, CLAIRE PERKY, GREGORY SMITH, BILL HASELTON, CLAUDE SMITH, MARTHA SHEEHAN AND DANIEL HARLESS TO END AT THE NORTHEAST LINE OF GAIL HIRSBRUNNER AND AN EXISTING 50' INGRESS-EGRESS & UTILITY EASEMENT LEADING TO HESTER BEASLEY ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FIRST WITH A 50' INGRESS-EGRESS EASEMENT: BEGINNING AT AN EXISTING CONCRETE MONUMENT ON THE SOUTHWEST SIDE OF HASELTON ROAD, SAID MONUMENT BEING THE SOUTHEAST CORNER OF TRACT 6 OF SECTION 2 OF HASELTON SUBDIVISION (REF. PLAT BOOK 6050 PAGE 554 R.O.D.C.) AND THE NORTHEAST CORNER OF CARROLL W. ALLEN (REF. INSTRUMENT# 20050218 PAGE 18539 R.O.D.C.) ; THENCE LEAVING HASELTON ROAD AND WITH THE SOUTH LINE OF SAID TRACT 6 AND THE NORTH LINE OF CARROLL W. ALLEN FOR THE FOLLOWING 2 CALLS: S71°00'16"W 535.19' TO AN EXISTING CONCRETE MONUMENT; THENCE S86°16'36"W PASSING AN EXISTING IRON PIN AT 427.59', IN ALL 552.55' TO AN EXISTING CONCRETE MONUMENT, THE SOUTHWEST CORNER OF TRACT 6 OF THE HASELTON SUBDIVISION, AND A COMMON CORNER OF CARROLL W. ALLEN; THENCE LEAVING TRACT 6 THENCE WITH A 50' INGRESS-EGRESS & UTILITY EASEMENT AND PASSING THROUGH CARROLL W. ALLEN PROPERTY, S86°16'36"W 98.37' TO A POINT; THENCE S65°24'01"W 201.31' TO A POINT; THENCE S73°01'03"W 79.73' TO A POINT; THENCE S83°59'28"W 84.68' TO A POINT; THENCE N85°54'25"W 35.57' TO A POINT IN THE EAST LINE OF BEN ALLEN'S 7.48 ACRE TRACT; THENCE LEAVING ALLEN AND RUNNING THROUGH BEN ALLEN'S PROPERTY, N85°54'25"W 54.05' TO A POINT N74°19'26"W 8.69' TO A POINT IN THE EAST LINE OF GREGORY ALAN SMITH (REF. INSTRUMENT 20020716 PAGE 85284 R.O.D.C.); THENCE LEAVING BEN ALLEN AND RUNNING THROUGH GREGORY ALAN SMITH'S PROPERTY N74°19'26"W 60.56' TO A POINT; THENCE N68°19'46"W 112.84' TO A POINT; THENCE N62°18'20"W 90.06' TO A POINT; THENCE N43°43'37"W 54.53' TO A POINT; THENCE N11°19'31"W 123.19' TO A POINT; THENCE N36°52'12"W 25.60' TO A POINT; THENCE N54°27'44"W 25.99' TO A POINT; THENCE N71°22'42"W 30.82' TO A POINT; THENCE N86°40'56"W 18.99' TO A POINT; THENCE S72°18'56"W 27.55' TO A POINT; THENCE S57°38'55"W 201.71' TO A POINT IN THE EAST LINE OF BILL HASELTON'S 12.62 ACRE TRACT; THENCE LEAVING GREGORY ALAN SMITH AND RUNNING THROUGH BILL HASELTON'S 12.62 ACRE TRACT S57°38'55"W 54.83' TO AN IRON PIN SET; THENCE S01°57'04"E 102.02' TO AN IRON PIN SET; THENCE S49°29'34"E 49.44' TO AN IRON PIN SET IN THE WEST LINE OF CLAIRE PERKY'S 6.96 ACRE TRACT; THENCE LEAVING BILL HASELTON AND

RUNNING THROUGH PERKY'S 6.96 ACRE TRACT S80°08'42"E 173.07' TO AN IRON PIN SET; THENCE S65°21'14"E 114.28' TO AN IRON PIN SET; S16°14'34"E 67.36' TO AN IRON PIN SET; THENCE S72°19'08"E 77.65' TO AN IRON PIN SET IN BEN ALLEN'S 7.48 ACRE TRACT; THENCE LEAVING PERKY AND RUNNING THROUGH BEN ALLEN'S 7.48 ACRE TRACT S72°19'08"E 175.36' TO AN IRON PIN SET; THENCE N87°56'10"E 103.71' TO AN IRON PIN SET; THENCE S73°26'35"E 144.17' TO AN IRON PIN SET; THENCE N80°06'10"E 361.09' TO AN IRON PIN SET; THENCE S86°50'43"E 115.69' TO AN IRON PIN SET IN THE WEST LINE OF SUZANNE H. HASELTON ET AL'S WEST LINE (REF. DEED BOOK 11443 PAGE 927 R.O.D.C.); THENCE WITH SUZANNE HASELTON'S WEST LINE S02°43'18"W 50.00' TO AN IRON PIN SET; THENCE LEAVING SUZANNE HASELTON ET AL AND RUNNING THROUGH BEN ALLEN'S 7.48 ACRE TRACT N86°50'43"W 110.35' TO AN IRON PIN SET; THENCE S80°06'10"W 355.06' TO AN IRON PIN SET; THENCE N73°26'35"W 147.72' TO AN IRON PIN SET; THENCE S87°56'10"W 104.21' TO AN IRON PIN SET; THENCE N72°19'08"W 167.81' TO AN IRON PIN SET IN THE EAST LINE OF CLAIRE PERKY'S 6.96 ACRE TRACT; THENCE LEAVING BEN ALLEN AND RUNNING THROUGH PERKY'S 6.96 ACRE TRACT N72°19'08"W 120.54' TO AN IRON PIN SET; THENCE N16°14'34"W 71.15' TO AN IRON PIN SET; THENCE N65°21'14"W 84.95' TO AN IRON PIN SET; THENCE N80°08'42"W 155.54'TO AN IRON PIN SET IN THE EAST LINE OF BILL HASELTON'S 12.62 ACRE TRACT; THENCE LEAVING PERKY AND RUNNING THROUGH BILL HASELTON'S 12.62 ACRE TRACT N80°08'42"W 24.75' TO AN IRON PIN SET; THENCE N49°29'34"W 85.16' TO AN IRON PIN SET; THENCE N01°57'04"W 95.80' TO AN IRON PIN SET; THENCE S61°39'57"W 150.15' TO A POINT; THENCE S18°25'16"W 134.29' TO A POINT; THENCE S51°08'19"W 193.74' TO A POINT; THENCE S64°09'33"W 47.96' TO A POINT IN THE EAST LINE OF CLAUDE SMITH IN DEED BOOK 10482 PAGE 439 R.O.D.C.); THENCE LEAVING BILL HASELTON AND RUNNING THROUGH CLAUDE W. SMITH'S PROPERTY S64°09'33"W 167.13' TO A POINT; THENCE S56°42'31"W 122.79' TO A POINT; THENCE S39°15'28"W 181.67' TO A POINT IN THE EAST LINE OF A SECOND CLAUDE W. SMITH'S TRACT (REF. INSTRUMENT#20030707 PAGE 92775 R.O.D.C.); THENCE RUNNING THROUGH THE SECOND SMITH TRACT, S39°15'28"W 196.08' TO A POINT; THENCE S50°50'01"W 297.39' TO A POINT; THENCE S48°02'48"W 14.46' TO A POINT IN THE EAST LINE OF MARTHA D. SHEEHAN (REF. INSTRUMENT# 20040827 PAGE 103835 R.O.D.C.); THENCE LEAVING SMITH AND RUNNING THROUGH SHEEHAN'S PROPERTY S48°02'48"W 108.94' TO A POINT; THENCE S57°50'32"W 98.33' TO A POINT; THENCE S62°42'06"W 211.75' TO A POINT; THENCE S60°58'09"W 115.28' TO A POINT IN THE EAST LINE OF DANIEL L. HARLESS, JR. (REF. INSTRUMENT# 20020401 PAGE 39408 R.O.D.C.); THENCE LEAVING SHEEHAN AND RUNNING THROUGH HARLESS S60°58'09"W 60.87' TO A POINT IN THE EAST LINE OF GLORIA H. HIRSBRUNNER (REF. INSTRUMENT #20040217 PAGE 18193 R.O.D.C.); THENCE WITH HIRSBRUNNER'S EAST LINE AND AN EXISTING 50' INGRESS-EGRESS EASEMENT N29°33'06"W 50.00'TO AN EXISTING IRON PIN; THENCE LEAVING HIRSBRUNNER AND RUNNING THROUGH HARLESS N60°58'09"E 61.12' TO AN EXISTING IRON PIN IN THE WEST LINE OF

MARTHA SHEEHAN; THENCE LEAVING HARLESS AND RUNNING THROUGH SHEEHAN'S PROPERTY N60°58'09"E 116.00' TO A POINT; THENCE N62°42'06"E 210.39' TO A POINT; THENCE N57°50'32"E 91.93' TO A POINT; THENCE N48°02'48"E 110.60' TO A POINT IN THE WEST LINE OF CLAUDE SMITH'S SECOND TRACT; THENCE LEAVING SHEEHAN AND RUNNING THROUGH SMITH'S SECOND TRACT, N48°02'48"E 9.74' TO A POINT; THENCE N50°50'01"E 293.53' TO A POINT; THENCE N39°15'28"E 208.08' TO A POINT IN THE WEST LINE OF CLAUDE SMITH'S FIRST TRACT ; THENCE RUNNING THROUGH SMITH, N39°15'28"E 172.28' TO A POINT; THENCE N56°42'31"E 133.72' TO A POINT; THENCE N64°09'33"E 145.77' TO A POINT IN THE WEST LINE OF BILL HASELTON'S 12..62 ACRE TRACT; THENCE LEAVING CLAUDE SMITH AND RUNNING THROUGH BILL HASELTON'S PROPERTY, N64°09'33"E 66.88' TO AN EXISTING IRON PIPE NEAR A FENCE CORNER, SAID PIPE BEING MARY LOU PERRY'S SOUTHERNMOST CORNER (REF. DEED BOOK 11418 PAGE 646, R.O.D.C.; THENCE CONTINUING THROUGH HASELTON N51°08'19"E 173.36' TO A POINT; THENCE N18°25'16"E 139.43' TO A POINT; THENCE N61°39'57"E 181.64' TO A POINT; THENCE N57°38'55"E 132.35' TO A POINT IN THE WEST LINE OF GREGORY ALAN SMITH; THENCE LEAVING HASELTON AND RUNNING THROUGH GREGORY ALAN SMITH'S PROPERTY N57°38'55"E 172.88' TO A POINT; THENCE N72°18'56"E 43.25' TO A POINT; THENCE S86°40'56"E 34.97' TO A POINT; THENCE S71°22'42"E 44.97' TO A POINT; THENCE S54°27'44"E 41.16' TO A POINT; THENCE S36°52'12"E 44.67' TO A POINT; THENCE S11°19'31"E 120.00' TO A POINT; THENCE S43°43'37"E 31.83' TO A POINT; THENCE S62°18'20"E 79.25' TO A POINT; THENCE S68°19'46"E 107.59' TO A POINT; THENCE S74°19'26"E 61.56' TO A POINT; THENCE S85°54'25"E 46.96' TO A POINT IN THE WEST LINE OF CARROLL W. ALLEN; THENCE LEAVING GREGORY ALAN SMITH AND RUNNING THROUGH CARROLL W. ALLEN'S PROPERTY, S85°54'25"E 33.16' TO A POINT; THENCE N83°59'28"E 75.46' TO A POINT; THENCE N73°01'03"E 71.60' TO A POINT; THENCE N65°24'01"E 207.20' TO A POINT; THENCE N86°16'36"E 116.30' TO AN EXISTING IRON PIN IN THE WEST LINE OF TRACT 6 OF THE AFOREMENTIONED HASELTON DIVISION SECTION 2; THENCE LEAVING CARROLL W. ALLEN AND RUNNING THROUGH TRACT 6 AND THENCE CONTINUING WITH A 50' INGRESS-EGRESS EASEMENT , N86°16'36"E 537.13' TO AN EXISTING IRON PIN; THENCE N71°00'16"E 467.59' TO AN EXISTING CONCRETE MONUMENT ON THE SOUTH MARGIN OF HASELTON ROAD; THENCE WITH THE SOUTH MARGIN OF HASELTON ROAD S69°36'31"E 78.79' TO THE POINT OF BEGINNING.