Davidson County DEEDWARR
Recvd: 01/04/07 14:49 4 pgs
Fees:23.00 Taxes:444.00
20070104-0001814

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45062 FILE BOX #:

WARRANTY DEED

ALAN SATURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Norman W Koon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norman W. Koon	SAME AS NEW OWNER	101-186
1803 Broadway, Apt. 311		
Nashville, TN, 37203		

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/WE,

Big Dog Properties, Inc.

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

Norman W. Koon and wife, Maria V. Koon

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:

SEE ATTACHED LEGAL DESCRIPTION

SEE RESERVED EASEMENT FOR INGRESS AND EGRESS RETAINED BY GRANTOR ON PAGE 2 HEREOF.

BEING part of the property conveyed to Big Dog Properties, Inc., by deed from Jimmy P. Lockert, Trustee, of record in Instrument Number 20030922-0139783, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property known as 0 Hunters Trail, Nashville, TN 37209

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 its hand(s) this 29th day of December, 2006

Big Dog Properties, Inc.

BY:
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared MIKE CAMPBELL, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the President of the Big Dog Properties, Inc., the within named bargainor, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said MIKE CAMPBELL, as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of December, 2006.

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

RETAINED EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF OWNER OF 0 GOWER ROAD, MAP 101-185.

GRANTOR HEREIN RESERVES UNTO HIMSELF, HIS HEIRS, SUCCESSORS AND ASSIGNS A CERTAIN EASEMENT FOR INGRESS AND EGRESS TO THE PROPERTY KNOWN AS 0 GOWER ROAD, NASHVILLE, TENNESSEE 37209 AND DEFINED AS MAP 101-185, BEING A FIVE (5) ACRE TRACT. THE LOCATION OF SUCH EASEMENT IS ROUGHLY SHOWN ON THE ATTACHED EXHIBIT HERETO AND SHALL REMAIN IN EFFECT SO LONG AS THE OWNER OF 0 GOWER ROAD HAS NOT BUILT OR CONSTRUCTED A SEPARATE ENTRANCE OR ROAD TO HIS FIVE (5) ACRE TRACT FROM GOWER ROAD. AT THE TIME OF SUCH SEPARATE INGRESS AND EGRESS ROAD FROM GOWER ROAD SHALL COME INTO EXISTENCE, THEN THIS EASEMENT SHALL TERMINATE AND BE OF NO FURTHER USE FOR INGRESS AND EGRESS TO 0 GOWER ROAD. IT IS INTENDED THAT THIS SHALL BE COVENANT RUNNING WITH THE LAND AND SHALL BIND THE HEIRS, SUCCESSORS AND ASSIGNS OF GRANTOR, GRANTEE HEREIN AND ANY FURTURE GRANTEE OF THE PROPERTY KNOWN AS 0 GOWER ROAD WHO ARE THE BENEFICIARIES OF THIS RESERVED EASEMENT RIGHT.

EXHIBIT

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee described as follows:

BEGINNING AT A FENCE POST in the southerly line of Felix C. Langly, as recorded in Deed Book 3163, page 117, R.O.D.C.T., and being the northwesterly corner of the Mike Campbell tract as recorded in Deed Book 7420, page 301, R.O.D.C.T.; thence, with said Felix C. Langly's southerly line South 66 deg. 54' 16" East, 189.33 feet to an iron pin at a 30 inch elm; thence with the southerly line of Mike Campbell, as recorded in Deed Book 5735, page 382, R.O.D.C.T., North 89 deg. 23' 18" East, 128.27 feet to a point; thence, severing the Mike Campbell tract, as recorded in Deed Book 7420, page 301, R.O.D.C.T., South 52 deg. 48' 13" East, 66.58 feet to a point; thence, South 13 deg. 42' 39" West, passing an iron pin set at 537.81 feet, in all 562.81 feet to a point in the centerline of a private road; thence, with the said private road centerline, the following calls: North 76 deg. 17' 21" West, 50.07 feet to a point; thence, along the arc of a curve to the right, having a radius of 200.00 feet, a central angle of 33 deg. 07' 18", a chord bearing and distance of North 59 deg. 43' 42" West, 114.01 feet to a point; thence, North 43 deg. 10' 02" West, 409.40 feet to a point in the easterly line of W. H. Stringfellow, as recorded in Deed Book 41, page 194, R.O.D.C.T.; thence, leaving the aforesaid private road with said easterly line of W. H.

Stringfellow, North 35 deg. 05' 31" East, passing an iron pin set at 25.53 feet, in all 356.84 feet to the POINT OF BEGINNING and containing 5.00 acres more or less.

This tract is to be served access by a 50 foot wide ingress and egress easement as shown on the attached exhibit. The centerline of which is described by metes and bounds as follows:

BEGINNING AT A POINT at the centerline intersection of Gower Road and a 50 foot wide ingress/egress, also being North 25 deg. 12' 19" East, 26.00 feet from the Southeast corner of Mike Campbell, as recorded in Deed Book 7420, page 301, R.O.D.C.T.; thence, leaving Gower Road and with the centerline of a 50.00 foot ingress/egress easement, the following calls: North 78 deg. 17' 41" West, 111.36 feet to a point; thence, along the arc of a curve to the left, having a radius of 250.00 feet, a central angle of 17 deg. 53' 07", a chord bearing and distance of North 87 deg. 14' 14" West, 77.72 feet to a point; thence, South 83 deg. 49' 13" West, 193.18 feet to a point; thence, along the arc of a curve to the right, having a radius of 250.00 feet, a central angle of 50 deg. 49' 12", a chord bearing and distance of North 70 deg. 46' 11" West, 214.55 feet to a point; thence, North 45 deg. 21' 35" West, 100.47 feet to a point; thence, along the arc of a curve to the left, having a radius of 1,018.00 feet, a central angle of 30 deg. 55' 46", a chord bearing and distance of North 60 deg. 49' 28" West, 542.89 feet to a point; thence, North 76 deg. 17' 21" West, 180.52 feet to a point; thence, along the arc of a curve to the right, having a radius of 200.00 feet, a central angle of 33 deg. 07' 18", a chord bearing and distance of North 59 deg. 43' 42" West, 114.01 feet to a point; thence, North 43 deg. 10' 02" West, 409.40 feet to a point in the easterly line of W. H. Stringfellow, as record in Deed Book 41, page 194, R.O.D.C.T., and also being the POINT OF TERMINATION.

AND BEING a portion of the same property conveyed to Jimmy P. Lockert, Trustee, from Michael R. Campbell and Eugene Campbell, by deed of record in Book 8149, page 301, Register's Office for Davidson County, Tennessee.

"EXHIBIT"

LOCATION OF INGRESS AND EGRESS EASEMENT

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALLEN CRAWFORD
LAND SURVEYOR
TENNESSEE NO.

