WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires FEB. 10, 2008

Davidson County DEEDWARR
Recvd: 01/29/07 08:47 2 pgs
Fees:13.00 Taxes:249.75
20070129-0011328

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AMERICAN EAGLE CONSTRUCTION LLC	SAME	MAP 128 PARCEL 31
(NAME)	(NAME)	
506 Clubhouse Ct		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **THE EDNA W. WHALEY REVOCABLE LIVING TRUST UAD 6/7/99 as amended 10/28/02 and 6/1/05, by and through the co-trustees being PATRICIA HESS AND WANDA WARREN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO, AMERICAN EAGLE CONSTRUCTION LLC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, May 12, 1953, as follows: Beginning at a point in the center of the Old Sawyer Brown Road, at the southeast corner of a 112 ½ acre tract of land conveyed to C. E. Francis and wife, Fannie J. Francis by deed of from Earl S. Turman and wife, of record in Book 2101, page 46, Register's office for said County; thence with the northern boundary line of 112 ½ acre tract North 88 deg. 05' west 515.5 feet to a post in the southeast corner of a 7 ½ acre tract conveyed to C. E. Francis and wife, by deed of record in Book 2101, page 46, said Register's Office; thence with the eastern boundary line of said 7 ½ acre tract, North 1 deg. 25' East 263.2 feet to a post, the northeast corner of said tract; thence with the northern boundary line of said 7 ½ acre tract, North 87 deg. West 652 feet to a post; thence North 28 deg. 30' East 557 feet to an iron pin; thence South 73 deg. East 1056 feet to a railroad spike in the center of said Old Sawyer Brown Road; thence with the center of said road, South 16 deg. West 333.6 feet and South 4 deg. 55' West 171.5 feet to the beginning, containing 13.14 acres more or less.

(THE ABOVE PROPERTY WAS ORIGINALLY DESCRIBED BY A 1948 SURVEY IN WARRANTY DEED OF RECORD IN BOOK 2282, PAGE 203, RODCT AND THE ABOVE DESCRIPTION INCLUDES THE TAKING OF A RIGHT OF WAY IN DEED OF RECORD IN BOOK 2105, PAGE 455, RODCT)

The above property being a portion of the same property conveyed to John T. Whaley and wife, Edna W. Whaley a one half undivided interest from Paul E. Williams and wife, Harveline Williams by deed of record in Book 2282, page 203, Register's Office for Davidson County, Tennessee; and being a portion of a 25.14 acre tract originally conveyed to John T. Whaley and Paul E. Williams by deed of record in Book 2018, page 254, Register's Office for Davidson County, Tennessee. The above property vests one half undivided interest in John T. Whaley and one half undivided interest in John T. Whaley and wife, Edna W. Whaley as of May 9, 1954.

INCLUDED IN THE ABOVE 13.14 ACRE TRACT but EXPRESSLY EXCLUDED THEREFROM IS a 3.75 acre tract of land having been taken by the Department of Highways and Works of the State of Tennessee by Final Order dated September 4, 1964 of record in Book 3808, page 982, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED 13.14 ACRE TRACT but EXPRESSLY EXCLUDED THEREFROM is that property having been conveyed to Darrell J. McCall and wife, Mona G. McCall by deed of record in Book 5115, page 876 and by tax records contains approximately 5.14 acres, being more particularly described as follows:

Being a tract of land in the 8th formerly the 18th Civil District of Davidson County, Tennessee, and described according to a loan survey by Barry Greer and Associates, dated January 12, 1977, as follows:
Beginning at a point in the center line of Sawyer Brown Road at the southeast corner of the property conveyed to Paul E. Williams and wife, of record in Book 2337, page 313, said Register's Office; thence along the southerly line of said land Nnorth 70 deg. 02' west 662.90 feet to a point in the easterly right of way of Interstate I-40; thence along said right of way South 24 deg. 32' West 430.6 feet to a point at the northwest corner of the property conveyed to Freddie H. Stromatt and wife, of record in Book 4554, page 648; thence along the northerly line of same South 85 deg. 06' West 213.7 feet to a point; thence South 85 deg. 00' East 523.7 feet to a point in the center line of the same around a curve to the right having a radius of 1745.72 feet a distance of 239.2 feet to the point of beginning.

Being the same property conveyed to Patricia Hess and Wanda Warren, Successor Co-Trustees of the Edna W. Whaley Revocable Living Trust UAD 6/7/99, as amended 10/28/02 and 6/1/05, by deed of record in Instrument No. 20070129001 1327, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is unimproved property, known as 7675 SAWYER BROWN ROAD, NASHVILLE, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 25th day of January, 2007.

EDNA W. WHALEY REVOCABLE LIVING TRUST

BY: Patricia Hess
PATRICIA HESS, CO-TRUSTEE

BY: Wanda Warren
WANDA WARREN, CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, PATRICIA HESS, CO-TRUSTEE, AND WANDA WARREN, CO-TRUSTEE, OF THE EDNA W. WHALEY REVOCABLE LIVING TRUST the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of January, 2007.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008