Davidson County DEEDWARR
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Fees:28.00 Taxes:189.81
20070129-0011497

This Instrument Prepared By:
Harris A. Gilbert
WYATT, TARRANT & COMBS, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203
615.244.0020

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel Number:
Harris A. Gilbert, et al 2525 West End Avenue, Suite 1500 Nashville, TN 37203	Same	45-5

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WE, DON BESHEARS and wife NORMA J. BESHEARS (referred to hereinafter as "Grantor"), have bargained and sold and do hereby transfer and convey unto HARRIS A. GILBERT, CHARLES GILBERT, JR., and PAULINE GILBERT BADER (referred to hereinafter as "Grantee"), their successors and assigns, certain land located in Davidson County, Tennessee, as further described in EXHIBIT A, attached hereto and incorporated by reference (the "Property").

This is unimproved property known as a 35 ¾ acre tract on Whitlow Mountain Road, a private road off Little Marrowbone Road, Ashland City, Tennessee 37015

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, its successors and assigns forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, unless otherwise shown on EXHIBIT B, attached.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of January 2007.

Don Beshears
DON BESHEARS

Norma J. Beshears
NORMA J. BESHEARS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Cheryl Leathers, a Notary Public for said County and State, DON BESHEARS, to me known to be the person heretofore declared, on the 26th day of January 2007, and acknowledged that she did sign this General Warranty Deed, and that it is her free act and deed.

Cheryl L. Leathers
Notary Public
My commission expires: 11-22-08

CHERYL L. LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Cheryl Leathers, a Notary Public for said County and State, NORMA J. BESHEARS, to me known to be the person heretofore declared, on the 26th day of January 2007, and acknowledged that he did sign this General Warranty Deed, and that it is his free act and deed.

Cheryl L. Leathers
Notary Public
My commission expires: 11-22-08

CHERYL L. LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $51,300.00.

_____ (Affiant)

By: Don Barbeam

Title: _____

Subscribed to and sworn before me, this 26th day of January 2007.

CHERYL L. LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

Cheryl L. Leathers
Notary Public

My Commission Expires: 11-22-08

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 13th, formerly 25th Civil District of Davidson County, Tennessee, described as follows:

Beginning at two hickories, the said Thos. R. Frensley's southwest corner, and runs thence north 2 ½ deg. east 66 poles to an oak on top of a high bluff; thence north 31 deg. east with a narrow ridge 31 poles to a white walnut bush in the line of a fence and opposite the mouth of a small hollow; thence north 46 ½ deg. east 17 ½ poles to a sycamore on the bank of Archy Branch at the mouth of Archy hollow; thence up Archy hollow south 74 ½ deg. east 33 ½ poles to a stake in Newton's west boundary line; thence with his line south 2 ½ deg. west 97 poles to a stone with pointers, Newton's southwest corner; thence north 88 deg. west 60 poles to the beginning, containing 35 ¾ acres, and being the southwest portion of a tract of land conveyed to Thos. R. Frensley by deed from W.D. Frensley recorded in Book 118, page 345, said Register's Office; Also a road 16 feet wide along Archy Branch from the within described land to the public road which extends along the valley of Little Marrowbone Creek.

Being the same property conveyed to DON BESHEARS AND WIFE, NORMA J. BESHEARS, by deed from MARY BUTTREY AND HUSBAND, TRENT BUTTREY, of record in Book 10561, page 948, dated August 1, 1997, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. Davidson County Taxes for 2007, Map Parcel 045-00-0-005, assumed by Buyer.

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