STATE OF TENNESSEE
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 02/06/07 10:17 2 pgs
Fees:13.00 Taxes:499.50
20070206-0015330

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 2007.

Notary Public
MY COMMISSION EXPIRES: 3/1-07
File No. G7-2666C

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven Mathers, a married man (NAME)	Same (NAME)	100-32
8271 and 8273 Old Pond Creek (STREET ADDRESS	(STREET ADDRESS)	
Pegram, TN 37143 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Ron Kinslow and Marsha Kinslow, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Mathers, a married 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 Davidson County, Tennessee, being Parcel No. 32 on Metro Tax Map 100, and described according to a survey by R. L. Montoya Land Surveying, Inc., dated March 28, 2000, Job No. 00-02-18 as follows:

Beginning at an iron rod in the west margin of Old Pond Creek Road and the center line of an 11 foot ingress easement Metro Tax Map 100, the east corner of this described tract; thence, leaving said west margin along the center line of said easement as follows; South 68 degrees 12 minutes 38 seconds West 154.50 feet to an iron rod; thence, South 75 degrees 17 minutes 08 seconds West 94.17 feet to an iron rod; thence, South 60 degrees 59 minutes 05 seconds West 83.09 feet; to an iron rod; thence , South 80 degrees 53 minutes 28 seconds West 99.68 feet to an iron rod; thence, South 71 degrees 00 minutes 27 seconds West 138.03 feet to an iron rod; thence, North 87 degrees 27 minutes 36 seconds West 77.75 feet to an iron rod; thence, North 73 degrees 38 minutes 11 seconds West 119.18 feet to an iron rod; thence, South 89 degrees 25 minutes 39 seconds West 191.51 feet to an iron rod; thence, North 77 degrees 22 minutes 00 seconds West 94.65 feet to an iron rod; thence, North 88 degrees 39 minutes 20 seconds West 4.21 feet to an iron rod; thence, along the west line of this tract North 6 degrees 34 minutes 30 seconds East 339.64 feet to an iron rod in the south line of parcel 71 on said Tax Map; thence, along said south line North 81 degrees 46 minutes 04 seconds East 765.90 feet to an iron rod in the west margin of Old Pond Creek Road; thence, with said margin South 4 degrees 23 minutes 10 seconds East 63.48 feet to an iron rod; thence, with a curve to the left, having the following characteristics, Radius of 271.91, Delta 72 degrees 11 minutes 06 seconds, Tangent of 198.23 feet, length of 342.57 feet to an iron rod; thence South 76 degrees 34 minutes 17 seconds East 22.48 feet to the point of beginning, containing 7.942 acres, more or less.

BEING the same property conveyed to Ron Kinslow and Marsha Kinslow, husband and wife from Judy Ann Shroder, unmarried, by Deed dated September 30, 2002, as Instrument No. 20021090123071, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XXX) property, known as 8271 and 8273 Old Pond Creek, Pegram, TN 37143.

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. Whenever 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 1st day of February, 2007.

X _____ February 02, 2007 RK
Ron Kinslow Date

_____ February 02, 2007 MK
Marsha Kinslow Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Ron Kinslow and Marsha Kinslow, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me 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 and official seal, this 2nd day of February, 2007.

My Commission Expires: 3/20/10 _____
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named , for Ron Kinslow, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of February, 2007.

My Commission Expires:_____ _____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066