This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 6049C

ADDRESS NEW OWNER:
Lawrence S. Sims
1297 Rockledge Drive
Rockledge, FL 32955

SEND TAX BILL TO:
Owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 02/09/07 14:07 3 pgs
Fees:18.00 Taxes:1332.00
20070209-0017290

MAP **24.00**
GROUP
PARCEL **5, 1, 82 p/o**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William F. Cockrill and wife, Anna Lee Cockrill** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Lawrence S. Sims**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BOUNDARY LINE DESCRIPTION OF TRACT 4 OF THE WILLIAM F. COCKRILL AND WIFE, ANNA-LEE COCKRILL PROPERTY, SAID PROPERTY BEING A TRACT OR PARCEL OF LAND LYING IN THE 11TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS SHOWN BY THAT BOUNDARY SURVEY OF A PORTION OF THE WILLIAM F COCKRILL PROPERTY PREPARED BY CROCKETT SURVEYING, TRLS #1394, PLAT OF WHICH IS OF RECORD AT INSTRUMENT NO. _____, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN IN THE EAST MARGIN OF LICKTON PIKE, SAID PIN BEING THE NORTHWEST CORNER OF THE JOHN RANDALL PARKS II PROPERTY AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE WITH SAID MARGIN OF SAID ROAD NORTH 21 DEGS. 02 MINS. 04 SECS. EAST 354.46 FEET TO AN IRON PIN, SAID PIN BEING A COMMON CORNER WITH REMAINING LANDS OF COCKRILL AND THE TRACT HEREIN DESCRIBED, THENCE LEAVING EAST MARGIN OF LICKTON PIKE AND RUNNING WITH REMAINING LANDS OF COCKRILL AS FOLLOWS: SOUTH 69 DEGS. 15 MINS. 05 SECS. EAST 296.77 FEET TO AN IRON PIN, NORTH 04 DEGS. 36 MINS. 36 SECS. EAST 198.96 FEET TO AN IRON PIN, NORTH 08 DEGS. 19 MINS. 10 SECS. EAST 102.62 FEET TO AN IRON PIN, NORTH 16 DEGS. 44 MINS. 51 SECS. EAST 162.49 FEET TO AN IRON PIN, NORTH 20 DEGS. 01 MINS. 46 SECS. EAST 46.07 FEET TO AN IRON PIN, SOUTH 60 DEGS. 18 MINS. 16 SECS. EAST 258.48 FEET TO AN IRON PIN, NORTH 16 DEGS. 41 MINS. 44 SECS. EAST 127.15 FEET TO AN IRON PIN, NORTH 27 DEGS. 26 MINS. 44 SECS. EAST 133.26 FEET TO AN IRON PIN, NORTH 36 DEGS. 40 MINS. 15 SECS. EAST 159.15 FEET TO AN IRON PIN, SOUTH 85 DEGS. 05 MINS. 15 SECS. EAST 981.71 FEET TO AN IRON PIN, SOUTH 70 DEGS. 24 MINS. 10 SECS. EAST 1570.55 FEET TO AN IRON PIN, SOUTH 08 DEGS. 39 MINS. 50 SECS. EAST 129.98 FEET TO AN IRON PIN IN THE NORTH BOUNDARY LINE OF THE MARK AND WENDY ALLEN PROPERTY, SAID PIN BEING THE

SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE RUNNING WITH THE ALLEN PROPERTY AS FOLLOWS: SOUTH 88 DEGS. 25 MINS. 12 SECS. WEST 247.69 FEET TO AN IRON PIN, SOUTH 73 DEGS. 56 MINS. 08 SECS. WEST 112.27 FEET TO AN IRON PIN, SOUTH 78 DEGS. 31 MINS. 03 SECS. WEST 303.02 FEET TO A POINT IN THE CENTER OF A CREEK, THENCE RUNNING AT OR NEAR CENTER OF CREEK AS FOLLOWS: SOUTH 43 DEGS. 52 MINS. 20 SECS. WEST 168.49 FEET TO A POINT, SOUTH 33 DEGS. 08 MINS. 03 SECS. WEST 135.03 FEET TO A POINT, SOUTH 40 DEGS. 48 MINS. 05 SECS. WEST 175.14 FEET TO A POINT, SOUTH 34 DEGS. 23 MINS. 47 SECS. WEST 149.65 FEET TO A POINT, SOUTH 46 DEGS. 37 MINS. 45 SECS. WEST 166.68 FEET TO A POINT, THENCE LEAVING CENTER OF CREEK AND RUNNING SOUTH 36 DEGS. 22 MINS. 31 SECS. WEST 101.37 FEET TO AN IRON PIN IN THE NORTH BOUNDARY LINE OF THE DAVID RANK PROPERTY, THENCE RUNNING WITH A BOUNDARY LINE FEMCE AS FOLLOWS: NORTH 85 DEGS. 13 MINS. 22 SECS. WEST 118.08 FEET TO AN IRON PIPE, NORTH 84 DEGS. 01 MINS. 44 SECS. WEST 355.12 FEET TO AN IRON PIPE, NORTH 81 DEGS. 24 MINS. 48 SECS. WEST 199.00 FEET TO AN IRON PIN, SOUTH 88 DEGS. 06 MINS. 50 SECS. WEST 442.37 FEET TO AN IRON PIN, NORTH 82 DEGS. 20 MINS. 55 SECS. WEST 268.35 FEET TO AN IRON PIN, THENCE LEAVING BOUNDARY LINE FENCE AND RUNNING WITH THE JOHN RANDALL PARKS II PROPERTY AS FOLLOWS: NORTH 01 DEGS. 07 MINS. 16 SECS. WEST 131.06 FEET TO AN IRON PIN, NORTH 34 DEGS. 52 MINS. 56 SECS. EAST 118.87 FEET TO AN IRON PIN, NORTH 03 DEGS. 52 MINS. 21 SECS. EAST 49.68 FEET TO AN IRON PIN, NORTH 86 DEGS. 07 MINS. 39 SECS. WEST 333.72 FEET TO AN IRON PIN, NORTH 79 DEGS. 39 MINS. 23 SECS. WEST 139.30 FEET TO AN IRON PIN, NORTH 66 DEGS. 10 MINS. 48 SECS. WEST 171.55 FEET TO AN IRON PIN, NORTH 84 DEGS. 20 MINS. 06 SECS. WEST 146.45 FEET TO AN IRON PIN, NORTH 59 DEGS. 29 MINS. 44 SECS. WEST 104.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 70.21 ACRES MORE OR LESS BY SURVEY, AS SHOWN BY THAT BOUNDARY SURVEY OF A PORTION OF THE WILLIAM F COCKRILL PROPERTY PREPARED BY CROCKETT SURVEYING, TRLS #1394, PLAT OF WHICH IS OF RECORD AT INSTRUMENT NO. _____, DAVIDSON COUNTY, TENNESSEE.

Being a part of the same property conveyed to William F. Cockrill and wife, Anna Lee Cockrill by deed from Albert Powell, Trustee, under Trust Agreement dated April 11, 1976 dated November 16, 2001, of record in Instrument No. 20011120-0127204, Register's Office for Davidson County, Tennessee and from Daisey E. Melton, a widow, dated February 10, 2005, of record in Instrument No. 20050215-0017246, Register's Office for Davidson County, Tennessee. .

This conveyance is made subject to a 15-foot sewage disposal system easement in favor of Parks of record at Instrument No. 20060731-0092127, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to a water line easement of record at Instrument No. 20060913-0113416, Register's Office, Davidson County, Tennessee.

This is unimproved property known as Lickton Pike, Goodlettsville, Tennessee 37072. Possession is to be given on January 26, 2007.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 26th day of January, 2007.

William F. Cockrill

William F. Cockrill

Anna Lee Cockrill

Anna Lee Cockrill

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William F. Cockrill and wife, Anna Lee Cockrill**, the bargainors, with whom I am personally acquainted (or proved to me 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 at office this 26th day of January, 2007.

NOTARY PUBLIC

J. C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $360,000.00.

AFFIANT

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

NOTARY PUBLIC

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3.16.09