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# WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS |
|---|---|---|
| Lakeside Meadows, LLC | NEW OWNER | Map 110 |
| 120 Donelson Pike | | Group |
| Nashville, TN 37214 | | Parcel 73 |

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, we

**Margaret Louise Felts, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Lakeside Meadows, LLC**

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

BEING the same property conveyed to Margaret Louise Felts by Quitclaim Deed from Margie E. Sims, of record in Instrument 20030603-0075433, dated May 28, 2003, Register's Office for said County. See also Deed of Correction of record in Instrument 20040205-0014371, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees.

Power of Attorney of record in Instrument X, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( X ) X 20070328-0036960

This is Improved ( ) property, known as 4652 Hessey Road, Mt. Juliet, TN 37122

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 my hand this 26th day of March, 2007.

Margaret Louise Felts by Margie E. Sims, Attorney in Fact

Margaret Louise Felts by Margie E. Sims,
Attorney in Fact

Davidson County DEEDWARR
Recvd: 03/28/07 10:14 2 pgs
Fees:13.00 Taxes:1404.15

20070328-0036961

STATE OF ALABAMA
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Margie E. Sims, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Margaret Louise Felts as her Attorney in Fact as the free act and deed of the within named Margaret Louise Felts.
Witness my hand and official seal at Birmingham, Alabama this 26th day of March, 2007.

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 11, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Jane Drake
Notary Public

NOTARY PUBLIC ALABAMA AT LARGE

## Land Description

Map 110, Parcel 73
The Lakeside Meadows Project
Tract B

Prepared By:
Weatherford and Associates, LLC
1301 Central Court
Hermitage, TN 37076
615-391-3044
Paul G. Weatherford, RLS , TN RLS 1941

Being a parcel of Land located in the 12th Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the centerline of Hessey Road, said point being 2,178± feet from the intersection of Hessey Road and Earhart Road, and being witnessed by an old iron rod lying South 05 DEGREES 19 MINUTES 29 SECONDS West, 24.53 feet, said point also being a common corner to Michael Thomas O'Neal as recorded in Book 7516, Page 82, R.O.D.C., TN;

Thence, South 05 DEGREES 19 MINUTES 29 SECONDS West, 442.83 feet passing the aforementioned witness point at 24.53 feet to an old iron rod in a fence line, said point also lying in the West line of Kevin and Tracy Pointer, a recorded in Book 9638, Page 418, R.O.D.C., TN;

Thence, with said fence as it meanders, South 06 DEGREES 31 MINUTES 50 SECONDS West, 127.34 feet to an old iron rod, said point lying in the West line of Bailey Slaven, as recorded in Instrument Number 20000523-0051697, R.O.D.C., TN;

Thence, continuing with said fence, South 06 DEGREES 51 MINUTES 37 SECONDS West, 253.26 feet to an old iron rod, the Northwest corner to Jacqueline Webster, as recorded in Book 6140, Page 633, R.O.D.C., TN;

Thence, leaving said fence, South 05 DEGREES 41 MINUTES 32 SECONDS West, 92.63 feet to a new iron rod, a common corner with Lucy McCrary as recorded in Book 8342, Page 494, R.O.D.C., TN;

Thence, North 81 DEGREES 51 MINUTES 26 SECONDS West, 1,461.90 feet to an old iron rod at a fence corner, a common corner to Wendi McConnell, as recorded in Instrument Number 20051114-0137149, R.O.D.C., TN;

Thence, North 05 DEGREES 19 MINUTES 27 SECONDS East, 476.60 feet to an old iron rod, the Southwest corner to B&P Developments, Inc. as recorded in Book 20060118-0006488, R.O.D.C., TN;

Thence, with said B&P Developments, Inc. property, South 81 DEGREES 11 MINUTES 13 SECONDS East, 532.45 feet;

Thence, North 07 DEGREES 43 MINUTES 08 SECONDS East, 435.30 feet to the South margin of Hessey Road;

Thence, North 07 DEGREES 43 MINUTES 08 SECONDS East, 25.14 feet to the centerline of said Hessey Road;

Thence, continuing with the centerline of Hessey Road the following 4 calls:

With a curve turning to the left with an arc length of 121.34 feet, a radius of 3000.00feet, and a chord bearing and distance of South 77 DEGREES 22 MINUTES 25 SECONDS East,121.33 feet;

South 78 DEGREES 31 MINUTES 57 SECONDS East, 135.24 feet;

With a curve turning to the left with an arc length of 394.41feet, a radius of 4500.00feet, a chord bearing and distance of South 81 DEGREES 02 MINUTES 36 SECONDS East, 394.28 feet;

South 83 DEGREES 33 MINUTES 15 SECONDS East, 271.25 feet to the point of beginning and containing 1,102,249 Square Feet or 25.30 Acres.

INCLUDED within the above description is an area of Rights-of-Way for Hessey Road where there was no evidence found at the time of survey of dedication to Metropolitan Government, Davidson County. The area is considered to be prescriptive Rights-of-Way with a width of 25 feet from centerline (as described herein) to contain the travel way of Hessey Road including ditch lines necessary for drainage and utilities from utility providers. The area of said prescriptive Rights-of-Way is 23,069 Square Feet, or 0.53 Acres.