WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/07 10:16 2 pgs
Fees:13.00 Taxes:1767.86

20070328-0036963

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 477,800.00

Lucinda Renee Rice, Executrix
Affiant

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

Phyllis R VanOlst
Notary Public:

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

PHYLLIS R. VANOLST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 11
120 Donelson Pike		Group
Nashville, TN 37214		Parcel 70

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

Lucinda Renee Rice, Executrix of the Estate of Lucy Benson McCrary

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:

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

Beginning at a point in the centerline of Earhart Road, said point being 1,042± feet from the intersection of Earhart and Hessey Road;

Thence, South 83 DEGREES 36 MINUTES 45 SECONDS East, 376.00 feet to an old iron rod and passing a new witness iron rod at 31.68 feet, said corner being a common corner to Wendi McConnell, as recorded in Instrument Number 20051114-0137149, R.O.D.C., TN, and Thomas Felts ET UX, as recorded in Book 5158, Page 950,
R.O.D.C., TN;

Thence, South 81 DEGREES 51 MINUTES 26 SECONDS East, 1461.90 feet to a new iron rod in a fence line lying in the West line of Jacqueline Webster, as recorded in Book 6140, Page 633, R.O.D.C., TN;

Thence, South 05 DEGREES 41 MINUTES 32 SECONDS West, 214.61 feet to an old iron rod, the Northwest corner of Bailey Slaven, as recorded in Instrument Number 20040108-0003325, R.O.D.C., TN;

Thence, South 05 DEGREES 07 MINUTES 12 SECONDS West, 475.40 feet to an old iron rod at a fence corner, said point being the Northeast corner to Noel Hwang and Heidi Hintz, as recorded in Instrument Number 20041028-0129611, R.O.D.C., TN;

Thence, North 79 DEGREES 35 MINUTES 56 SECONDS West, 1386.13 feet to a new iron rod and lying in the East line of James Jagels as recorded in Instrument Number 20011206-0134587, R.O.D.C., TN;

Thence, North 04 DEGREES 14 MINUTES 45 SECONDS East, 315.80 feet to an old iron rod, the Southeast corner to James Vaughn ET UX, as recorded in Instrument Number 20000106-0001838, R.O.D.C., TN;

Thence, North 06 DEGREES 13 MINUTES 06 SECONDS East, 112.45 feet to a new iron rod;

Thence, North 86 DEGREES 34 MINUTES 19 SECONDS West, 384.00 feet to the centerline of Earhart Road, passing a new witness iron rod at 353.21 feet; Thence, with said centerline with a curve turning to the left with an arc length of 240.48 feet, a radius of 5000.00 feet, and a chord bearing and distance of North 11 DEGREES 01 MINUTES 51 SECONDS West, 240.45 feet to the point of beginning, and having an area of1,008,372 Square Feet or 23.15 Acres, according to a boundary survey by Weatherford and Associates, LLC, Paul G. Weatherford, TN RLS #1941, 1301 Central Court, Hermitage, TN 37076, dated April 17, 2006, and revised on February 28, 2007.

INCLUDED within the above description is an area of Rights-of-Way for Earhart 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 5,993 Square Feet, or 0.14 Acres. Being the same property conveyed to Thomas Felts ET UX, as recorded in Book 5158, Page 950, R.O.D.C., TN.

Being the same property conveyed to George D. McCrary by Quitclaim Deed from Morris Levine, Trustee, of record in Book 8342, Page 494, said Register's Office. See also deed of record in Book 2439, Page 573, said Register's Office. The said George D. McCrary having since died and devised the property by Will to his wife,

Lucy Benson McCrary. See Petition of record in File #05P-1473 in Probate Court of Davidson County, Tennessee, and reference is also made to Order of Probate of record in Instrument 20051025-0128825, Register's Office for Davidson County, Tennessee. The said Lucy Benson McCrary having since died. The Grantor herein executes this instrument as Executrix of the Estate of Lucy Benson McCrary pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 05P-1361. Also see Order Approving Sale of record in Instrument _____, said Register's Office.

This conveyance is subject to 2007 county taxes, which have been prorated and assumed by the Grantees.

* 20070329 - 0036962

Unimproved (X)

This is Improved ( ) property, known as 3547 Earhart 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 27th day of March, 2007.

ESTATE OF LUCY BENSON MCCRARY

Lucinda Renee Rice, Executrix

By: Lucinda Renee Rice, Executrix

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 Lucinda Renee Rice, Executrix for the Estate of Lucy Benson McCrary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Executrix of the Estate of Lucy Benson McCrary and as such Executrix, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal, at office, this 27th day of March, 2007. .

My Commission Expires: 11-22-08

Phyllis R. VanOst
Notary Public

PHYLLIS R. VANOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.