WARRANTY DEED 10558

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$649,000.00**

Jennifer Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **2ND** DAY OF MAY, 2007.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: August 20, 2007.
(AFFIX SEAL)

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/04/07 12:43 4 pgs
Fees:23.00 Taxes:2401.30
20070504-0053839

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Butler Builders, LLC	**OWNER**	**176-00-0-008.00 &**
(NAME) **5068 Murfreesboro Road,**	(NAME)	**026.00& 041.00 &**
(ADDRESS) **LaVergne, TN 37086**	(ADDRESS)	**042.00 & 165-00-0-106.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Robert N. Davenport and wife Delores P. Davenport**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry Butler Builders, 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:

Land in Davidson County, Tennessee, more particularly described as follows:
Beginning at a point in the northerly margin of Maxwell Road said point being the southeastern corner of the property conveyed to L.C. Davenport and wife, Lena D. Davenport, by deed from Clarence D. Hedgepath and wife, Maggie Louise Hedgepath, as of record in Book 3882, page 677, Register's Office for Davidson County, Tennessee; thence north 7 degrees 05' east a distance of 630 feet to a point; thence north 81 degrees 05' west a distance of 210 feet to a point; thence south 7 degrees 05' west a distance of 630 feet, more or less, to a point in the northerly margin of Maxwell Road; thence along the northerly margin of Maxwell Road in a slight arc in an easterly direction a distance of 210 feet, more or less.

And

PARCEL A
Beginning at an iron pin, said iron pin in the westerly line of the Robert Neal Davenport property of record in Deed Book 4042, page 161, R.O.D.C., Tennessee; thence leaving Davenport's line N 85 degrees 08' 21" W 210.0' to an iron pin; thence N 4 degrees 33' 40" E 2206.91' to an iron pin; thence S 87 degrees 04' 32" E 230.28' to an iron pin; thence S 5 degrees 50', 12" W 537.76' to an iron pin; thence S 76 degrees 16' 50" E 547.27' to an iron pin set by others, said iron pin also being in the line of the U. S. Government property; thence with the Government line the following four calls:
S 56 degrees 33' 04" W 351.10' to an iron pin; thence S 48 degrees 28' 13" W 487.25' to an iron pin; thence S 7 degrees 03' 58" W 528.11' to an iron pin; thence S 58 degrees 22' 49" E 335.88' to a concrete marker, said concrete marker being the northwest corner of a tract of land conveyed to L. C. Davenport, et ux, by deed of record in Book 4515, page 357, R.O.D.C., Tennessee; thence with said Davenport's line s 4 degrees 33 40"W 133.3l' to an iron pin, said iron pin being the northeast corner of the property conveyed to Robert Neal Davenport; thence with Robert Neal Davenport's line the following two calls: N 85 degrees 08' 21" W 210.0' to an iron pin; thence S 4 degrees 33' 40" W 210.00' to the point of beginning, containing 14.17 acres, more or less.
PARCEL B
Beginning at an iron pin set in the center line of the old Maxwell Road, said point of beginning being the southwest corner of the property conveyed to L. C. Davenport, et ux, by deed of record in Book 4515, page 357, R.O.D.C., Tennessee, and also being the southwest corner of this tract; thence leaving the center of the old Maxwell Road N 4 degrees 33' 40" E passing an iron pin and corner post at 15', said corner post being the southeast corner of the Robert Neal Davenport property of record in Book 4042, page 161, R.O.D.C., Tennessee, in all 422.34' to an iron pin set near a fence corner; thence leaving said Robert Neal Davenport's line S 83 degrees 06' 48" E 368.93' to an iron pin set on the westerly margin of Maxwell Road; thence with the westerly margin of the existing Maxwell Road the following six calls: S 9 degrees 55' 16" W 99.65'; S 17 degrees 42' 07" W 100.05'; S 30 degrees 34' 58" W 91.33'; S 42 degrees 06' 49" W 73.62'; S 54 degrees 36' 07" W 94.25' and S 75 degrees 06' 57" W 25.02' to a corner post; thence leaving the margin

of said existing Maxwell Road N 85 degrees 58' 02" W 155.81' to the point of beginning, containing 2.97 acres, more or less.

AND

Land in 2nd Civil District of Davidson County, Tennessee, and described in part by a survey by John B. Rainey, Surveyor (Lic. No. 823), dated August 31, 1998, as follows:
Beginning at a point in the northerly margin of Maxwell Road, said point being the southeasterly corner of the property herein conveyed and the southwesterly corner of the 3 acre tract currently owned by Robert N. Davenport, et ux; thence north 7 degrees 05' East along the westerly margin of said adjoining 3 acre tract a distance of approximately 430 feet to an iron pin; thence N 85 degrees 08' 21" W along the southerly margin of the 14.17 acre tract currently owned by Robert N. Davenport, et ux a distance of 210 feet to an iron pin in the easterly margin of the 20.75 acre tract owned by Lawrence D. Davenport; thence S 4 degrees 33' 4" w along the easterly margin of said adjoining 20.75 acre tract a distance of approximately 426 feet to a point in the northerly margin of Maxwell Road; and thence in an easterly direction along the northerly margin of Maxwell Road a distance of 210 feet to the point of beginning and containing 2.02 acres, more or less.

AND

Land in the 2nd Civil District of Davidson County, Tennessee, and described in part by a survey by John B. Rainey, Survey (Lic. No. 823), as follows:
Beginning at an iron pin in the westerly margin of Maxwell Road, said pin being the southeasterly corner of the property herein conveyed and the northeasterly corner of Tract "B" containing 2.97 acres currently owned by Robert N. Davenport, et ux; thence North 83 deg. 06' 48" West a distance of 368.93 feet to an iron pin in the easterly margin of the 3 acre tract owned by Robert N. Davenport, et ux; thence North 4 deg. 33' 40" East along the easterly margin of said adjoining 3 acre tract a distance of 348 feet to a concrete marker in the U.S Government property; thence South 79 deg. 40' East along the southerly margin of the U.S. Government property to a point in the westerly margin of Maxwell Road; and thence in a Southerly direction along the westerly margin of Maxwell Road a distance of 348.89 feet to the point of beginning, and containing 3.06 acres, more or less.

Included in the above description but excluded therefrom is the property described as follows:

Commencing at an iron rod situated in the northerly margin of Maxwell Road, said point also being the southeast corner of the Steven and Sharon Sylvester property of record in Book 9165, Page 123, R.O.D.C, TN; thence, along said road, S 81° 05' 11" E, a distance of 234.62 feet to an iron rod; thence, along said road, along a curve to the right, having a central angle of 02° 07' 57" a radius of 3305.80 feet, a tangent of 61.53 feet, a length of 123.04 feet, and having a chord which beard S 80° 01' 12" E, a distance of 123.03 feet to the point of beginning of the herein described tract of land; thence, leaving said road, N 20° 43' 35" E, a distance of 424.34 feet to an iron rod; thence, S 82° 21' 30" E, a distance of 424.50 feet to an iron rod; thence, S 05° 16' 24" W, a distance of 471.79 feet to an iron rod situated in the northerly margin of Maxwell Road; thence, along said road, along a curve to the right, having a central angle of 15° 59' 10", a radius of 389.14 feet, a tangent of 54.64 feet, a length of 108.57 feet, and having a chord which bears N 82° 37' 39" W, a distance of 108.22 feet to an iron rod; thence, along said road, N 74° 38' 02" W, a distance of 435.80 feet to the point of beginning and containing 218,005.612 square feet or 5.005 acres of land.

(a) Being the same property conveyed to Robert Neal Davenport and wife, Delores Davenport by deed (DB) from L. C. Davenport and wife, Lena D. Davenport of record in Deed Book 4042 and Page 161 on 04/17/2007 and filed for record on 08/01/1966, Register's Office for said County.
(b) Being the same property conveyed to Robert N. Davenport et ux Dolores P. Davenport by deed (DB+Q C) from Lena D. Davenport, Luther J. Dorris, Peggy E. Dorris, Lawrence D. Davenport, Ann P. Davenport, W.E. of record in Deed Book 5341 and Page 992 on 04/17/2007 and filed for record on 09/25/1978, Register's Office for said County.
(c) Being the same property conveyed to Robert N. Davenport and wife, Dolores P. Davenport by deed (DEEDQC) from Lawrence D. Davenport, William Eugene Davenport and Peggy E. Cropper, heirs at law of Lena D. Davenport of record in Deed Instrument 200006070056797 on 05/20/2000 and filed for record on 06/07/2000, Register's Office for said County.
(d) Being the same property conveyed to Robert N. Davenport and wife, Delores P. Davenport by deed (DEEDQC) from Lawrence D. Davenport and wife, Elynor A. Davenport of record in Deed Instrument 200310070148284 on 10/06/2003 and filed for record on 10/07/2003, Register's Office for said County.

This instrument is executed on behalf of Delores Davenport by Robert Davenport as her Attorney-In-Fact pursuant to recorded Power of Attorney of record
in Instrument 20070504-0053838, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

Dolores P. Davenport and Delores P. Davenport and Delores Davenport being one and the same person.

Robert Neal Davenport and Robert Davenport and Robert N. Davenport being one and the same person.

unimproved ☒

This is improved ☐ property, known as **Maxwell Road, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 2nd day of May, 2007.

Robert N. Davenport

Delores Davenport

By: Robert N. Davenport
Robert Davenport, Attorney-in-Fact

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 Robert N. Davenport the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 2nd day of May, 2007.

Commission expires:8/20/07 LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Notary Public

State of Tennessee County of Davidson

On this 2nd day of May, 2007 before me personally appeared Robert Davenport, the person who executed the foregoing instrument on behalf of Delores Davenport, and acknowledged that he executed the same as the free act and deed of the said Delores Davenport, through Power of Attorney granted him, by the said Delores Davenport.

Notary Public

Commission Expires:8/20/07 LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.