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Prepared by:

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Davidson County DEEDWARR
Recvd: 05/21/07 10:06 3 pgs
Fees:18.00 Taxes:3579.75

20070521-0060087

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $967,500.00 .

Affiant

Subscribed and sworn to before me this 15th day of May, 2007.

Notary Public
My Commission Expires 01/26/08

07-1047

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jennifer L. Medway	Countrywide Home Loans, Inc.	146-10
5045 Franklin Pike	1520 Memorial Blvd	47.00
Nashville, TN 37220	Murfreesboro, TN 37129	

WARRANTY DEED

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 **Christopher Edward Quail, Sr., unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jennifer L. Medway, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, State of Tennessee, described as follows: "A tract of land in the 7th, formerly the 11th, Civil District of said County, described according to a survey made by Watkins and Murray, Surveyors, July 9, 1948, as follows:

Beginning in the Westerly margin of Franklin Pike 384 feet North of the intersection of Otter Creek Road, said point being the northeast corner of the property conveyed to Frances Harrell Meadors by deed from C.F. Thompson and wife, of record in Book 465, Page 395, said Register's Office; thence with Meador's north line north 88' west 2,223.7 feet to an iron pin in 18 inch twin poplar; thence north 11" east 505 feet to an iron pin; thence south 83" east 2132.70 feet to an iron pin in the westerly margin of Franklin Pike; thence with the westerly margin of said Pike, south 1" 45' east 308.5 feet to the beginning, containing 21.84 acres, more or less. Title to said property is vested in Nashville Trust Company, Trustee, with full power to sell and convey under the will of W.D. Hardeman, deceased, of record in Will Book 57, Page 339, County Court for said County."

Being the same property conveyed to J. Houston King and wife, Lula M. King by Warranty Deed from Nashville Trust Company, Trustee under the Will of W.D. Hardeman, deceased, which appears of record in Deed Book 1632, Page 365, Register's Office for Davidson County, Tennessee.

"Land in the City of Oak Hill, Davidson County, Tennessee, described according to a survey made April 4, 1955, by Hickerson-Miller, Engineers-Surveyors, as follows:
Beginning at an iron pin and stake in the northerly line, being a fence line, of the property conveyed to Lucille McCrea Evans by

deed of record in Book 1169, Page 47, Register's Office for said County, said iron pin and stake being 750.6 feet north 88 degrees west of the westerly right-of-way line if the Franklin Pike; thence south 2 degrees 19 minutes east 364.5 feet to a nail in bottle cap in the southerly line of the said property conveyed to Lucille McCrea Evans; thence north 89 degrees 55 minutes west 1084 feet to an iron pin at fence corner: thence south 87 degrees 35 minutes west 180 feet to a fence post; thence 82 degrees 40 minutes west 285 feet to a corner post, the southwesterly corner of the said Evans property; thence along the westerly line of the said Evans property, north 2 degrees 35 minutes east 460 feet to a corner post, the northwesterly corner of the said Evans property; thence, along the northerly line of the said Evans property; thence, along the northerly line of the said Evans property; south 88 degrees east 1512 feet to the beginning, containing the rear 13.8 acres, more or less, of the said Evans property."

(Included in the legal descriptions of the two tracts of land aforesaid but expressly excluded from conveyance of any title thereto, is that portion of the aforesaid tracts heretofore sold and title conveyed to James J. Tucker by J. Houston King and wife, Lula H. King as evidenced by Warranty Deed of record in Deed Book 3067, Page 221, R.O.D.C., Tennessee, and which said deed of conveyance conveyed title to the following tract or parcel of land:

"Land in Davidson County, state of Tennessee, described as follows, to wit: land in the 7th Civil District of Davidson County, Tennessee, described according to a plat showing boundary survey, made by Hickerson-Miller, Engineers-Surveyors on April 18, 1960, as follows:
Beginning at a point in the westerly margin of Franklin Pike, said point being the northeast corner of the land herein described and the southeast corner of Fieldcrest Estates Subdivision, as of record in Book 2331, page 124, Register's Office for said County; thence South 1 degree 45 minutes east 72.1 feet to a point which is the beginning of a curve with a radius of 25 feet; thence around said curve 35.3 feet to a point; thence North 82 degrees 54 minutes West 389.20 feet to a point which is the beginning of a curve with a radius of 124.3 feet; thence around said curve 157.8 feet to a point; thence South 24 degrees 20 minutes West 110.4 feet to a point which is the beginning of a curve with a radius of 173.6 feet; thence around said curve 205.6 feet to a point; thence South 2 degrees 19 minutes East 364.5 feet to a point; thence North 89 degrees 55 minutes West 1084 feet to a point; thence south 87 degrees 25 minutes west 180 feet; thence south 82 degrees 40 minutes west 285 feet to the common south corner of the property herein described and the Potter property; thence North 2 degrees 35 minutes East 460 feet; thence North 10 degrees 30 minutes east 505.5 feet to a point, the common north corner of the land herein described and the Potter property; thence south 82 degrees 20 minutes East 625.8 feet to a point; thence south 82 degrees 54 minutes east 1550.5 feet to a point in the west margin of Franklin Pike, the point of beginning.
Being part of the same property conveyed to J. Houston king and wife, Lula H. King, by deed from Donnalyn K. Evans, of record in Book 2901, Page 359 and by deed from Nashville Trust company, trustee, under Will of W.D. Hardeman, deceased, of record in Book 1632, Page 365, Register's Office for Davidson County, Tennessee.")

The anticipated result of this conveyance contemplates approximately 3.68 acres, more or less, fronting approximately 258 feet on the westerly margin of Franklin Pike, but subject to such state of facts as an accurate survey would reveal.

Being the same property conveyed to Christopher Edward Quail, Sr., unmarried, by deed from Nancy C. Estes, unmarried, dated January 28, 2005, of record in Instrument No. 20050131-0011067, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Edward Quail, Sr., unmarried, by deed from Nancy C. Estes, unmarried, dated January 28, 2005, of record in Instrument No. 20050131-0011067, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5045 Franklin Pike, Nashville, TN 37220.**

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 our hands this 15th day of May, 2007.

Christopher Edward Quail, Sr.

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 **Christopher Edward Quail, Sr.**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of May, 2007.

Notary Public

My Commission Expires: 01/26/08

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE