WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2007

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kristine M. Kaye	NEW OWNER	Map 181
6307 Pettus Road		Group
Antioch, TN 37013		Parcel 212 & part of 59

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

Gerald W. Kaye and wife, June M. Kaye

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kristine M. Kaye
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 tract of land lying in the Thirty-First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Said tract of land being shown as Parcel 212.00 and part of Parcel 59.00 on Davidson County Property Map No. 181. Said tract of land being bounded on the north by other lands of Gerald W. Kaye (Map 181, Parcel 59.00 & 148.00) and Mary E. Trice (Map 181, Parcel 146.00), on the east by Tony W. Buttery(Map 181, Parcel 109.00), on the south Leslie Wells (Map 181, Parcel 21.00), on the west by Orchard Lane (50-Foot Joint Use Ingress/Egress and Utility Easement) and being more particularly described as follows:

Beginning at a point in the centerline of a 50-foot joint use ingress/egress and utility easement, said point of beginning being 1,952.62 feet northerly as measured along the centerline of said easement from the northerly margin of Pettus Road. Said point also being the northwesterly corner of property conveyed to Leslie Wells of record in Deed Book 10522, Page 400, Register's Office for Davidson County, Tennessee (R.O.D.C) (Map 181, Parcel 21.00) and the southwesterly corner of the herein described tract; thence,

With the centerline of said easement, with a curve to the right, having a central angle of 04 degrees 26 minutes 22 seconds, a radius of 1208.85 feet, a tangent of 46.86 feet, an arc length of 93.67 feet and a chord bearing and distance of North 03 degrees 09 minutes 33 seconds East, 93.64 feet to a point; thence,

Continuing with said centerline, North 04 degrees 41 minutes 13 seconds East, 106.32 feet to a point, said point being the southwest corner of property conveyed to Gerald W. Kaye , and wife, June M. Kaye of record in Deed Book 10003, Page 135, R.O.D.C. (Map 181, Parcel 59.00); thence,

With the southerly line of said Kaye property, South 86 degrees 00 minutes 50 seconds East, 268.36 feet to an iron rod (new); thence,

With a new line severing said Kaye property, for the next five (5) calls:
1) North 04 degrees 02 minutes 36 seconds East, 98.41 feet to an iron rod (new); thence,
2) South 86 degrees 00 minutes 50 seconds East, 92.89 feet to an iron rod (new); thence
3) South 04 degrees 02 minutes 36 seconds West, 58.31 feet to an iron rod (new); thence
4) South 86 degrees 00 minutes 50 seconds East, 80.00 feet to an iron rod (new); thence
5) South 04 degrees 02 minutes 36 seconds West, 40.00 feet to an iron rod (new); thence

Davidson County DEEDWARR
Recvd: 05/22/07 10:56 2 pgs
Fees:13.00 Taxes:869.50
20070522-0060882

With the original line of parcels 59.00 and 212.00, South 86 degrees 00 minutes 50 seconds East, 716.16 feet to an iron rod (old), passing an iron rod (old) at 261.17 feet and again at 460.98 feet. Said iron rod (old) being the southeast corner of property conveyed to Gerald W. Kaye and wife, June M. Kaye, of record in Deed Book 10892, Page 515, R.O.D.C.(Map 181, Parcel 148.00), said iron rod (old), also lying in the westerly line of property conveyed to Tony W. Buttrey and wife, Linda D. Buttrey , of record in Deed Book 11642, page 359, R.O.D.C. (Map 181, parcel 109.00); thence,

With the westerly line of said Buttrey property, South 16 degrees 08 minutes 51 seconds West, 204.05 feet to an iron rod (old), said iron rod (old) being the northeast corner of said Leslie Wells property and being the southeast corner of the herein described tract; thence,

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southeast corner of the herein described tract; thence,

With the northerly line of said Wells property, North 86 degrees 02 minutes 17 seconds West 1114.34 feet to the Point of Beginning, containing 239,362 square feet or 5.495 acres, more or less, as calculated by the above described courses and distances .

Being all of the same property conveyed to Gerald W. Kaye and wife, June M. Kaye by deed from Donald Clemons and wife, Victoria Clemons and Houston Hill and wife, Pamela Hall, of record in Book 9661, Page 785, said Register's Office. Also conveyed is part of the property conveyed to Gerald W. Kaye and wife, June M. Kaye by deed from D. Stevens, of record in Book 10003, Page 135, 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 ( )

This is Improved (X) property, known as 6307 Pettus Road, Antioch, TN 37013

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.

Gerald W. Kaye

June M. Kaye

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald W. Kaye and June M. Kaye, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: 01/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.