WARRANTY DEED

Dolores Moulton, Register
Cheatham County Tennessee
Rec #: 143441 Instrument #: 99551
Rec'd: 15.00 Recorded
State: 505.05 5/23/2007 at 9:26 AM
Clerk: 1.00 in Record Book
EDP: 2.00 248
Total: 523.05 Pgs 191-193

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/20/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ASHLEY ADAMS	SAME	P/O MAP 86 PAR 16(CHEATHAM) P/O MAP 99 PAR 1.01 (DAVIDSON)
(NAME)	(NAME)	
4458 POND CREEK ROAD		
(ADDRESS)	(ADDRESS)	
PEGRAM, TN 37143		
(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, **THE EDNA W. WHALEY REVOCABLE LIVING TRUST UAD 6/7/99 as amended 10/28/02 and 6/1/05, by and through PATRICIA HESS and WANDA WARREN, CO-TRUSTEES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY ADAMS and GARY ROBERT FREEMAN, JR.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON AND CHEATHAM COUNTIES**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR A COMPLETE LEGAL DESCRIPTION

This conveyance is MADE SUBJECT TO an Ingress/Egress and Maintenance Agreement of record in Instrument No. 200603150030095, Register's Office for Davidson County, Tennessee, and in Survey Easement in Book 1, page 519, Register's Office for Cheatham County, Tennessee, and further made subject to the rights of others in Instrument No. 20061222-0158609, Register's Office for Davidson County, Tennessee, and of record in Record Book 229, page 146, Register's Office for Cheatham County, Tennessee.

Being a portion of the same property conveyed to Edna W. Whaley, Trustee and any Successor Trustee thereto, U/A/D June 7, 1999, a one half interest, of record in Book 11514, page 811, Register's Office for Davidson County, Tennessee, and Record Book 188, page 675, Register's Office for Cheatham County, Tennessee, and by quitclaim of record in Instrument No. 2006122220158608, Register's Office for Davidson County, Tennessee, and recorded in Record Book 144, page 145, Register's Office for Cheatham County, Tennessee; the said Edna W. Whaley having since died September 27, 2005, and pursuant to the Edna W. Whaley Revocable Living Trust Agreement dated 6/7/99 and amended 10/28/02 and 6/1/05, naming Patricia Hess and Wanda Warren , Co-Trustees.

GRANTORS HEREIN SHALL BE RESPONSIBLE FOR ALL ROLL BACK TAXES ASSESSED IN SUBJECT PROPERTY.

This is unimproved property, known as 4458 POND CREEK ROAD, PEGRAM, TN 37143
(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.

Davidson County DEEDWARR
Recvd: 05/30/07 13:50 3 pgs
Fees:17.00 Taxes:0.00
20070530-0064154

Witness our hands this 21st day of May, 2007.

Patricia Hess
PATRICIA HESS, CO-TRUSTEE

Wanda Warren
WANDA WARREN, CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, PATRICIA HESS, CO-TRUSTEE and WANDA WARREN, CO-TRUSTEE the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 5/21/2007.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB 10, 2008

EXHIBIT "A" TO WARRANTY DEED

WHALEY TO ADAMS/FREEMAN

LAND DESCRIPTION

LAND LOCATED IN THE 9TH CIVIL DISTRICT OF CHEATHAM COUNTY, TENNESSEE AND THE 35TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON THE EASTERLY MARGIN OF POND CREEK ROAD AND BOUNDED ON THE NORTH AND WEST BY WARREN, ON THE NORTH BY JENKINS, ON THE EAST AND SOUTH BY WHALEY AND DESCRIBED ACCORDING TO A SURVEY DATED 11-7-06 BY KENNETH W. MORTON, TN.R.L.S. NO. 623 AS FOLLOWS:

BEGINNING AT A IRON ROD (NEW) ON THE EAST MARGIN OF POND CREEK ROAD ON THE NORTH SIDE ON A CONCRETE DRIVEWAY, SAID POINT BEING THE SOUTHWEST CORNER OF JESSE C. WARREN, JR. (BOOK 181, PAGE 233 R.O.C.C., TN.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE LEAVING SAID ROAD MARGIN WITH THE SOUTHERLY LINE OF WARREN S 66°25'00" E 128.70 FEET TO AN IRON ROD (NEW) ON THE NORTH SIDE OF SAID DRIVEWAY;

THENCE CONTINUING WITH WARREN S 39°55'00" E 258.20 FEET TO AN IRON ROD (NEW) ON THE NORTH SIDE OF A FARM ROAD;

THENCE S 56°42'02" E 91.41 FEET TO AN IRON ROD (OLD) IN A FENCE LINE, SAID POINT BEING THE SOUTHEAST CORNER OF JESSE C. WARREN, JR. (BOOK 8283, PAGE 246 R.O.D.C., TN.);

THENCE WITH THE EASTERLY LINE WARREN N 30°21'51" E 685.94 FEET TO AN IRON ROD (OLD) IN A FENCE LINE, SAID POINT BEING IN THE SOUTHERLY LINE OF TONY R. JENKINS (INSTRUMENT #20000609-00580445 R.O.D.C., TN.) AND THE NORTHEAST CORNER OF WARREN;

THENCE WITH THE SOUTHERLY LINE OF JENKINS N 87°29'00" E 270.00 FEET TO AN IRON ROD (NEW) IN A FENCE LINE, SAID POINT BEING THE NORTHEAST CORNER OF THE HEREN DESCRIBED LAND;

THENCE WITH THREE NEW LINES SEVERING THE LAND OF EDNA W. WHALEY, TRUSTEE (BOOK 11514, PAGE 811 R.O.D.C., TN.) S 31°12'52" W 857.74 FEET TO AN IRON ROD (NEW) BY A FENCE CORNER POST ON THE SOUTH SIDE OF A FARM ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH A FENCE LINE N 61°03'28" W 221.64 FEET TO AN IRON ROD (NEW) BY A FENCE CORNER POST;

THENCE N 75°09'51" W 397.60 FEET AN IRON ROD (NEW) IN THE EASTERLY MARGIN OF POND CREEK ROAD AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE MARGIN OF SAID ROAD N 14°42'00" E 191.87 FEET TO AN IRON ROD (OLD) ON THE SOUTH SIDE OF A CONCRETE DRIVEWAY

THENCE N 03°54'00" W 35.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.26 ACRES MORE OR LESS.

