Davidson County DEEDWARR
Recvd: 05/30/07 13:49 3 pgs
Fees:18.00 Taxes:2016.50

20070530-0064162

WARRANTY DEED

BOX 13
13161

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 2007

Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis B. Thompson (NAME)	~~SAME~~ Travis B. Thompson (NAME)	MAP 34-03
9451 Winston Drive (ADDRESS)	9451 Winston Drive (ADDRESS)	PARCEL 64
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (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, Glenn F. Nabors and wife, Nancy A. Nabors

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Travis B. Thompson, married

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 in the Second Civil District of Davidson County, Tennessee, located East of Paula Drive and West of East Hill Drive and being North of Twin Hills Drive, described according to a survey prepared by Paul G. Westherford, RLS #1941, whose address is 1301 Central Court, Hermitage, TN 37076, dated March 27, 2007, project Number WA291, being more particularly described as follows:

Unless stated otherwise, any found concrete monument referred to herein is an old four-inch square monument with a brass cap and punch hole. Any monument referred to herein as an iron rod set is a new five-eights inch diameter rebar with yellow plastic cap atop stamped "PGW TN 1941". All bearings stated herein are referenced to Tennessee Grid North (NAD83).

BEGINNING at an old one-half inch iron rod being the Southeast corner of Shepherd Hills, Section No. 4, Lot 247, of record in Plat Book 2854, Page 100, Register's Office for Davidson County, Tennessee, said iron rod being on the Southerly line of Lot No. 2 of the Re-Subdivision of Lot No. 2 of Section One of the Addition to Shepherd Hills, of record in Plat Book 62, Page 630, in the Register's Office for Davidson County, Tennessee; thence, South 48 degrees 03 minutes 39 seconds East a distance of 584.24 feet to a concrete monument found

CONTINUED

unimproved (X)
This is improved ( ) property, known as 0 Spring Branch Road, Madison, TN 37115
(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 our hand s this 4th day of April, 2007

Glenn F. Nabors

Glenn F. Nabors

Nancy A. Nabors

Nancy A. Nabors

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 Glenn F. Nabors and wife, Nancy A. Nabors

the bargainor S, with whom I am personally acquainted or proved to me 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 at Goodlettsville, Tennessee, this 4th day of April 2007

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

being a corner common with Bobby D. Tidwell, et ux, of record in Book 9448, Page 570, Register's Office for Davidson County, Tennessee, and to Lot No. 1 of the 3rd addition to Shepherd Hills, W.D. Tidwell Subdivision, of record in Book 4350, Page 140, said Register's Office, and a corner to Lot No. 172 of Shepherd Hills, Section No. 5, of record in Book 2854, Page 119, said Register's Office; thence, with said Lot 172 South 44 degrees 21 minutes 32 seconds West a distance of 134.73 feet to a concrete monument found being a common corner with Lot 171; thence, with said Lot 171 South 43 degrees 09 minutes 38 seconds West passing a one-half inch iron rod found at a distance of 136.76 feet being the corner of Lot 170 of the Zone Lot Division Lot 170, Shepherd Hills, Section No. 5, of record in Plat Book 6900, Page 126, said Register's Office, proceeding for a total distance in all of 286.59 feet to a concrete monument found at the corner of said Lot 170 same being a common corner with Lot 169 of the aforementioned Shepherd Hills, Section No. 5; thence, with Lot 169 South 38 degrees 08 minutes 35 seconds West a distance of 247.93 feet to a concrete monument found being a common corner with Lot 167 and said Lot 168; thence, South 31 degrees 08 minutes 47 seconds West a distance of 152.55 feet to a one inch iron rod found in the Westerly line of Lot 166, same being a common corner with Lot 160 of the Combination of Lot 160, Shepherd Hills, Section No. 3, of record in Book 4350, Page 36, said Register's Office; thence, with said Lot 160 the following two calls: North 56 degrees 35 minutes 01 seconds West a distance of 370.00 feet to an iron rod set; thence, with a non-tangential curve to the left having a delta angle of 4 degrees 00 minutes 59 seconds, a radius of 1775.00 feet, an arc length of 124.43 feet, and a chord bearing of South 30 degrees 42 minutes 28 seconds West, with a chord length of 124.40 feet to a concrete monument found on the Easterly right-of-way margin of Spring Branch Drive (having a fifty-foot wide right-of-way); thence, leaving said Lot 160 North 60 degrees 19 minutes 39 seconds West a distance of 50.00 feet to an iron rod set on the Westerly margin of said Spring Branch Drive, said iron rod being on the Easterly line of Lot 146 of Shepherd Hills, Section No. 3 of record in Book 2854, Page 100, said Register's Office; same being a common line with Homer H. Cole, etux, of record in Deed Book 4541, Page 548, said Register's Office; thence, with Cole the following two calls: proceed with a non-tangential curve to the right having a delta angle of 0 degrees 29 minutes 47 seconds, a radius of 1825.00 feet, with an arc length of 15.81 feet, with a chord bearing of North 29 degrees 55 minutes 14 seconds East, with a chord length of 15.81 feet to an iron rod set; thence, North 49 degrees 40 minutes 49 seconds West a distance of 222.98 feet to a concrete monument found being a corner common with Lot 145 and said Lot 146 and with Lot 251 of the aforementioned Shepherd Hills, Section No. 4; thence, with said Lot 251 North 35 degrees 29 minutes 27 seconds East a distance of 200.01 feet to a concrete monument found being a corner common with Lot 250 and said Lot 251; thence, North 41 degrees 23 minutes 11 seconds East a distance of 399.64 feet to a concrete monument found being a corner common with Lot 249 and Lot 248; thence, North 45 degrees 37 minutes 11 seconds East passing a concrete monument found at a distance of 200.39 feet being the corner of Lot 248 and Lot 247, for a total distance in all of 399.14 feet to the point of beginning, containing 549,639 square feet or 12.62 acres, more or less

Being the same property conveyed to Glenn F. Nabors and wife, Nancy A. Nabors by Installment Deed dated June 15, 1977, from A. J. Coleman and wife, Edith Coleman, of record in Book 5165, Page 360, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.