WARRANTY DEED 9081

Davidson County DEEDWARR
Recvd: 06/12/07 09:09 3 pgs
Fees:18.00 Taxes:4810.00
20070612-0070188

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENN.

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,300,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 8/20/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
General Construction Company, Inc.	**OWNER**	**181-00-0-090.00**
(NAME) 1001 Capital Funds Court	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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, **Buford Deford and wife Jane Deford**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **General Construction Company, Inc.**, 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:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to BUFORD DEFORD AND JANE DEFORD by deed from DONALD E TURBEVILLE AND JOAN A TURBEVILLE of record in Deed Book 8748 and Page 559 on 09/01/2006 and filed for record on 10/05/1992 , Register's Office for said County.

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

unimproved ☒

This is improved ☐ property, known as **6365 Nolensville Road, Nashville, TN 37211**

(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 **1st day of June, 2007**.

Buford Deford

Jane Deford

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Buford Deford and Jane Deford 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 Smyrna, Tennessee, this 1st day of June, 2007.

Commission expires:8/20/07

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

EXHIBIT "A"

Property Description for 8.63 Acres More or Less

Property situated in the 6th Civil District of Davidson County, Tennessee lying north of Holt Road and west of Nolensville Pike and being more particularly described as follows;

Beginning at an iron pin (found) said pin being the southwesterly corner of the William D. Dyer, Jr. property as described in deed book 5611 page 545 and also being in the easterly boundary of the Mark S. Beaster property as described in deed book 10284 page 865 and being the True Point of Beginning; thence with the southerly boundary of said Dyer property North 67°32'07" East, a distance of 798.26 feet to the centerline of Nolensville Pike, passing a witness corner 5/8 inch iron pin "set" at 763.03 feet capped and stamped "Mercier 1974", hereinafter iron pin "set", said pin being located in the westerly right of way for Nolensville Pike, right of way 70 feet; thence with the centerline of said Nolensville Pike South 29°01'15" East, a distance of 455.66 feet; thence leaving said centerline South 61°00'49" West, a distance of 35.02 feet to an iron pin "set" said pin being the northeast corner of the Richard C. Argo property as described in deed book 7815 page 867A; thence with said Argo boundary South 15°10'29" West, a distance of 85.40 feet to the centerline of Holt Road, right of way 50 feet, passing a witness corner, iron pin "set" at 49.69 feet; thence with the centerline of said Holt Road South 59°36'43" West, a distance of 97.04 feet to a curve to the right having a radius of 716.20 feet, an arc length of 535.66 feet, and a chord bearing and distance of South 85°16'01" West 523.26 feet; thence continuing with said centerline North 74°04'48" West, a distance of 89.38 feet; thence leaving said Holt Road with the boundary of the aforementioned Beaster boundary the following 3 calls; North 55°41'09" West, a distance of 142.52 feet to an iron pin "set"; North 44°11'09" West, a distance of 84.48 feet to an iron pin "set"; North 20°18'10" West, a distance of 19.68 feet to a PK nail (found) in a rock; and North 17°07'40" West, a distance of 105.88 feet to the Point of Beginning and containing 8.63 ACRES, more or less as shown on a survey entitled "ALTA/ACSM Boundary Survey of the Buford & Jane Deford property said survey prepared and sealed by Randall A. Mercier TN Reg.#1974, dated 11-01-06.