File Box 30

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Rhonda Baby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August 2007

Jennifer Marie Crowell
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JENNIFER MARIE CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea R. Thompson (NAME)	~~Huw~~ Andrea Thompson (NAME)	06200022300
0 Neelys Bend Road (ADDRESS)	1448 Neelys Bend Rd (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison TN 37115 (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, Judith Fox Barnes and Elaine Fox Adams and Richard B. Fox, Jr. and Lucy Fox Moore and William H. Vernich, Executor of the Estate of Charles B. Fox, deceased. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrea R. Thompson

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"

This conveyance is made subject to property taxes for 2007 and subsequent years; further subject to the Right-of-Way of Neelys Bend Road. Subject to the flow of the Cumberland River. Agreements for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee as of record in Book 6764, Page 93; Book 6740, Page 925; Book 7225, Page 304, Register's Office for Davidson County, Tennessee (as they may affect subject property) Permanent Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7209, Page 713, said Register's Office. (as it may affect subject property), and further subject to Notes, easements, etc. as set forth on a survey by Weatherford and Associates dated May 15, 2005.

Davidson County DEEDWARR
Recvd: 08/30/07 11:45 3 pgs
Fees:18.00 Taxes:592.00
20070830-0104317

unimproved (X)
This is improved ( ) property, known as 0 Neelys Bend 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 17th day of August 2007

Judith Fox Barnes

Elaine Fox Adams

Richard B. Fox, Jr.

Lucy Fox Moore

William A. Vernich
Executor of the Estate
of Charles B. Fox

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 Judith Fox Barnes and Elaine Fox Adams and Richard B. Fox, Jr. and Lucy Fox Moore and William A. Vernich, Executor of the Estate of Charles F. Fox, deceased

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 Madison, Tennessee, this 17th day of August, 2007.

Commission expires 5-20-10

Notary Public

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, executed 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 _____, _____.

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires _____

Notary Public

Return To:

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

EXHIBIT "A"

Note:
This description was prepared based on a field run survey by the author originally prepared May 15, 2005 of multiple parcels surveyed as one contiguous tract (101.72 Acres), the survey was then updated on the ground on August 10, 2007. The description as contained herein is based on the updated survey.

Being a Tract of Land located in the 9th Councilmanic District of Davidson County, TN, being all of Map 62, Parcel 223 as shown on the Davidson County Tax Map dated March 2005, and being more particularly described as follows:

COMMENCING at an old concrete monument located in the West margin of Neely's Bend Road, said point being 30 feet from centerline of said Right-Of-Way, and being the Southeast corner of the Marlin Meadows Subdivision, as recorded in Book 2133, Page 66, R.O.D.C., TN;

Thence, with said Right-of-Way, South 12 Degrees 11 Minutes 03 Seconds East, 213.60 feet to an old iron pipe;

Thence, South 12 Degrees 23 Minutes 51 Seconds East, 179.76 feet to a new iron rod;

Thence, South 11 Degrees 52 Minutes 36 Seconds East, 497.34 feet to a common corner with Charles B. Fox, being Map 63, Parcel 167 at time of original survey as recorded in Instrument Number 20030908-0130908, and further described by Book 5849, Page 558, and Book 8454, Page 656, which is the TRUE POINT OF BEGINNING;

Thence, from the TRUE POINT OF BEGINNING and continuing with said Rights-of-Way, South 11 Degrees 52 Minutes 36 Seconds East 54.49 feet to a new iron rod;

Thence, North 78 Degrees 07 Minutes 24 Seconds East 5.00 feet, to a new iron rod;

Thence, South 11 Degrees 52 Minutes 36 Seconds East 317.92 feet to a common corner with the property conveyed to Bobby H. Moore or Lucy F. Moore, Trustee(s) under the Moore Family Living Trust as recorded in Instrument Number 200008180081828, R.O.D.C., TN;

Thence, leaving said Right-of-Way, with the aforementioned Moore Property, South 72 Degrees 54 Minutes 37 Seconds West 318.00 feet to an old iron rod;

Thence, South 81 Degrees 28 Minutes 59 Seconds West 965.76 feet to an old iron rod, the Northeast corner to Bobby H. Moore or Lucy F. Moore, Trustee(s) under the Moore Family Living Trust as recorded in Book 200008180081824, R.O.D.C., TN;

Thence, South 82 Degrees 04 Minutes 43 Seconds West 1202.71 feet to a point lying on the 396 contour at the bank of the Cumberland River, passing a witness point consisting of a new iron rod (50 feet) at 1152.71 feet;

Thence, with said contour, North 21 DEGREES 12 MINUTES 33 SECONDS West, 416.58 feet;

Thence, leaving said river, North 81 DEGREES 29 MINUTES 00 SECONDS East, 691.44 feet to a new iron rod, the Southeast corner of the property described in Book 8454, Page 656, R.O.D.C, TN, passing a witness point set at 50 feet, said corner being South 11 DEGREES 42 MINUTES, 12 SECONDS East from and old iron rod, the Southwest corner to Charles B. Fox as recorded in Instrument Number 20030908-0130907 and also described in Book 8454, Page 650, R.O.D.C., TN;

Thence, North 81 DEGREES 29 MINUTES 00 SECONDS East 1856.13 feet to the TRUE POINT OF BEGINNING, and containing 23.86 Acres

Being a portion of the same property conveyed to Judith Fox Barnes, et al as described in Instrument Number 20040609-0068387, R.O.D.C., TN.

This is unimproved property known as 0 Neelys Bend Rd.
Madison, TN 37115