Davidson County DEEDWARR
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Fees:18.00 Taxes:777.00

20071102-0129489

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 2007

NOTARY PUBLIC

My Commission expires: 5/22/2010

JO ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee My Commission Expires MAY 22, 2010

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ROBERT K. BROWNING and SUZANNE BROWNING	Same	Map:55-46.01 Parcel:
(NAME)	(NAME)	Map: 55-69 Parcel:
1503 Dallas Avenue (ADDRESS)	(ADDRESS)	Map: 55-70 Parcel:
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 07100038

Warranty Deed

For and in Consideration Of the sum of $210,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SAMMY DENNEY, UNMARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ROBERT K. BROWNING and wife, SUZANNE BROWNING

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Tract 1:
BEING approximately a 50 acre Tract of land in the 13th Civil District of Davidson County, Tennessee, described as follows:
BEGINNING in the middle of Island Branch, at an iron pin at bridge or culvert under the Old Hydes Ferry Pike and near spring house; and running from said beginning point south 1 deg. 51' East 195.75 feet to a point; thence South 35 deg. 22' East 109.37 feet to a point; thence North 89 deg; 37' East 354.16 feet to a point; thence South 75 deg. 21' East 100.32 feet to a point; thence South 58 deg. 40' East 144.57 feet to a point; thence south 53 deg. 42' East 184.95 feet to a point; thence South 85 deg. 46' East 132.26 feet to a point; thence South 51 deg. 45' East 175.19 feet to a point; thence South 32 deg. 04' East 608.23 feet to a point; thence South 78 deg, 09' West 24.58 feet to a point; thence South 33 deg. 57' West 163.24 feet to a point; thence South 8 deg. 45' West 226.38 feet to a point; thence South 31 deg. 02' West 35.46 feet to a point; thence South 48 deg. 30' West 245.98 feet to a point; thence South 71 deg. 29' West 82.49 feet to a point; thence South 81 deg. 18' West 49.29 feet to a point; thence North 50 deg. 06' West 424.43 feet to a point; thence North 10 deg. 12' West 304.27 feet to a point; thence North 72 deg. 34' West 1178.52 feet to a point; thence South 44 deg. 42' West 1071.38 feet to a point in the northerly margin of the new State Highway running to Ashland City; thence with the margin of said Highway approximately North 72 deg. West 228 feet to a point; thence leaving said Highway North 54 deg. East 113 feet to a point; thence North 40 ½ deg. East 450 feet to a point in the center of Libble Road (the Old Hydes Ferry Pike); thence with the center line of said road in a northeasterly direction approximately 1567 feet more or less to the point of beginning.

REFERENCE IS ALSO HERE MADE to an Agreement to Establish Boundary Line Between Adjoining Property Owners, between Sammy Denney and Timothy P. Lendman and wife, Carmen B. Lendman, of record In Book 5919, page 337, said Register's Office.

INCLUDED in the above description but specifically EXCLUDED from this conveyance is the following described parcel of land, to-wit: Beginning at a culvert on the south side of Old Hydes Ferry Road which culvert is opposite the residence, on the north side of said road, of Faye Idell Denney, acquired by a deed of record in Book 4807, page

36, Register's Office for Davidson County, Tennessee and beginning with Said point on the south side of said Old Hydes Perry Road west and along the southerly margin of said road 900 feet to a point in said road; thence south approximately 205 feet to a point; thence east and parallel to said Old Hydes Ferry Road, 900 feet to a point; thence north to the culvert on the south side of Old Hydes Ferry Road, the point of beginning, being two acres of Land.

ALSO INCLUDED in the above description but specifically EXCLUDED from this conveyance is the following described parcel of land, to-wit: BEGINNING at an iron post the N.E. corner of this tract of land and formerly an interior corner between Akin and Denny; thence uphill with old line N 84 deg. 45' W 405.0 feet more or less to a point in old line; thence S 1 deg. 30' W 82.0 feet to an iron pin and stake in Hillside; thence with a new line severing the Denny property S 19 deg. 30' E 842.0 feet more or less (crossing a hill and across a hollow) to an iron pin on the east slope side of large hill top; thence with old line N 10 deg. 15' E 814.0 feet to iron post, the point of beginning, containing 3.88 acres more or less. BEING the same property conveyed to Ernest Akins by deed from Sam Denny and wife, Mary Kaye Denny, of record in Book 5211, page 671, and as re-recorded in Book 5222, page 515, said Register's Office.

Being part of the same property conveyed to SAMMY DENNEY, by deed from ROBERT DENNEY and wife, ARDELLIE DENNEY, of record 4864, page 465, dated October 29, 1974, said Register's Office.

Tract 2:
Land in Davidson County, Tennessee in the old 13th Civil District of Davidson County, Tennessee, described as follows, to wit: Beginning at a culvert on the south side of Old Hydes Ferry Road which culvert is opposite the residence, on the north side of said road, of Faye Idell Denney, acquired by a deed of record in Book 4807, page 36, Register's Office for Davidson County, Tennessee and beginning with Said point on the south side of said Old Hydes Perry Road west and along the southerly margin of said road 900 feet to a point in said road; thence south approximately 205 feet to a point; thence east and parallel to said Old Hydes Ferry Road, 900 feet to a point; thence north to the culvert on the south side of Old Hydes Ferry Road, the point of beginning, being two acres of Land.

Being the same property conveyed to SAMMY DENNEY, by deed from ROBERT DENNEY and wife, ARDELIA DENNEY, of record as Book 5701, page 900, dated January 19, 1981, said Register's Office.

Tract 3:
Land in Davidson County, Tennessee, located in the 13th Civil District and described as follows:
A portion of the Akins property beginning at an iron spike in the center of a bridge over a branch in Libble road, the same being the northwest corner of this tract and the original northwest corner; thence with the center line of Libble Road or Olde Hydes Ferry Pike, N 78 deg. E, 97.90 feet to a point; thence S 78 deg. E, 56.80 feet to a point; thence S 65 deg. E, 268.40 feet to an iron spike in the center of the road; thence with a new line severing the property, S 01 deg. 30' W, 116.0 feet to a point in the old line; thence with old line between Denny & Akins, N 84 deg. 45' W, 395.0 feet more or less to a point formerly an iron pin; thence N 1 deg. 45' E, 198.0 feet to a spike in the center of bridge, the point of beginning. Containing 1.77 acres more or less.

Being the same property conveyed to SAMMY DENNY, by deed from EARNEST AKINS, of record as Book 5214, page 873, dated July 28, 1977, said Register's Office.

Sammy Denny and Sammy Denney being one and the same person.

This is unimproved/improved property known as _____ Libble Road, Nashville, Tennessee 37218

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 31st day of October, 2007

Sammy Denney
SAMMY DENNEY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SAMMY DENNEY the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 31st day of October, 2007.

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 5-22-2010

JO ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010