Davidson County DEEDWARR
Recvd: 11/05/07 10:01 2 pgs
Fees:13.00 Taxes:2608.50
20071105-0129998

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

P-GRE-07-0165

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward S. Peowski, Jr.	Edward S. Peowski, Jr.	
165 Fann Road	(NAME) 165 Fann Road	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Nolensville, TN 37135	187-134
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MELINDA BARRINGTON, UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDWARD S. PEOWSKI, JR., CO-TRUSTEE, AND CYNTHIA L. PEOWSKI, CO-TRUSTEE OF THE PEOWSKI FAMILY TRUST, DATED DECEMBER 8, 2003, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

PROPERTY LOCATED IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING THE SOUTHERN PORTION OF PARCEL #82 ON TAX MAP #187; BOUNDED ON THE SOUTH W.A. BREWER, DEED BOOK 6530, PAGE 255; ON THE WEST BY GEORGE D. KNIGHT, DEED BOOK 7550, PAGE 702; AND BY R.H. KESTER, DEED BOOK 6875, PAGE 70; ON THE NORTH BY THE REMAINING PROPERTY OF HIRAM E. STAGGS AND WIFE, AND ON THE EAST BY C.W. FANN, DEED BOOK 102, PAGE 209 AS RECORDED IN THE WILLIAMSON COUNTY REGISTER'S OFFICE AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS: BEGINNING ON AN IRON PIN LOCATED ON THE EAST MARGIN OF A 50' WIDE PRIVATE ROAD (FARM ROAD) AND BEING 1,385.17' NORTH OF THE NORTH MARGIN OF KIDD ROAD OF THE INTERSECTION OF FANN ROAD, AND BEING THE SE CORNER OF THIS TRACT; THENCE N 85 DEG. 07' 00" W, 636.79' TO AN EXISTING IRON PIN IN A FENCE LINE BEING THE SW CORNER OF THIS TRACT; THENCE N 4 DEG. 50' 00" E, 180.13' TO AN EXISTING IRON PIN AT A FENCE CORNER; THENCE N 5 DEG. 06' 49" E, 166.04' TO AN IRON PIN IN THE NW CORNER OF THIS TRACT; THENCE S 84 DEG. 22' 48" E, 644.13' TO AN IRON PIN THE NE CORNER OF THIS TRACT; THENCE S 57 DEG. 34' 00" W, 9.01' TO AN IRON PIN; THENCE S 4 DEG. 53' 00" W, 332.33' TO AN IRON PIN, THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES, MORE OR LESS, ACCORDING TO SURVEY BY GAYLON W. NORTHCUTT, TENNESSEE, R.L.S. NO. 1529, 2607 FOREST VIEW DRIVE, ANTIOCH, TENNESSEE, 37013, DATED 3-30-91. INCLUDED IN THIS CONVEYANCES IS A PERMANENT EASEMENT 50' IN WIDTH FOR INGRESS AND EGRESS FROM KIDD ROAD ALONG A PRIVATE ROADWAY DESCRIBED BY INSTRUMENT OF RECORD IN BOOK 6436, PAGE 461, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND IN BOOK 504, PAGE 499, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. ALSO INCLUDED IN THIS CONVEYANCE IS A PERMANENT EASEMENT 50' IN WIDTH FOR INGRESS AND EGRESS FROM THE LAND HEREIN CONVEYED TO THE PRIVATE ROADWAY MENTIONED ABOVE. THIS EASEMENT IS DESCRIBED BY INSTRUMENT OF RECORD IN BOOK 6444, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MELINDA BARRINGTON, UNMARRIED PERSON BY WARRANTY DEED FROM MICHAEL SCOTT AND RHONDA SCOTT, HUSBAND AND WIFE RECORDED ON THE 7TH DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061107-0138612, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )

This is improved (X) property, known as 165 Fann Road, Nolensville, Tennessee 37135

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of October, 2007.

Melinda Barrington

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of October, 2007, before me personally appeared Melinda Barrington, unmarried person to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of October, 2007.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959