THIS INSTRUMENT PREPARED BY:
Bluegrass Title & Escrow, Inc.
625 East Main Street
Hendersonville, TN 37075

Please Return To:
Bluegrass Title & Escrow, Inc
625 East Main Street
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
JAMES L GILBERT 7788 Strawberry Hill Rd Goodlettsville, TN 37072	SAME	009-00-0-095.00

FOR AND IN 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, William K Jones, Jr. and wife, Alanda Sue Jones, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James L Gilbert and wife, Judith B Gilbert, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Beginning at a point in the center of Strawberry Hill Road, the same being the most northeastern corner of the property conveyed to Philip A. Whited and wife, by deed from G. Howard Wilkinson of record in Book 4061, Page 277, Register's Office for Davidson County, Tennessee, and also being a corner to Davenport's land; thence with Davenport's southerly line North 68 degrees 30 minutes West 473 feet to an iron pipe; thence South 82 degrees 30 minutes West 433 feet to an iron pipe; thence leaving Davenport's line and running with Wilkinson's easterly line, South 3 degrees 30 minutes East 446.2 feet; thence South 5 degrees 30 minutes West 282 feet to a white oak tree, corner to Wilkinson and Whited; thence South 52 degrees 40 minutes East 52 feet to a point in the center of a branch or creek; thence North 73 degrees 50 minutes East 100 feet; thence North 56 degrees 30 minutes East 117 feet; thence North 34 degrees 22 minutes East 275.4 feet; thence North 18 degrees 10 minutes East 197 feet; thence North 81 degrees 30 minutes East 405 feet to a point in the center of said Strawberry Hill Road; thence with the center of said road, North 15 degrees East 59 feet to the point of beginning and containing 8.2 acres, more or less, according to a copy of a survey made by C. J. Carney, Surveyor, on September 19, 1966.

Being the same property conveyed to William K. Jones, Jr. and wife, Alanda Sue Jones by Quitclaim Deed from William K. Jones and wife, Bonnie S. Jones, dated 11/16/04 and recorded in Instrument Number ~~2004117~~-0138083, said Register's Office.

20041117

Grantees agree and covenant that they will, upon request, grant an easement for the widening or relocation of Strawberry Hill Road.

Exception:
Included in the above described property but specifically excluded is that portion of land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed dated 01/26/1998 and recorded at Book 10771, Page 36, said Register's Office.

Davidson County DEEDWARR
Recvd: 11/09/07 10:09 2 pgs
Fees:13.00 Taxes:185.00

20071109-0132327

The grantors herein grant to the said grantees an easement to Sulphur Creek across northwestern part of the lands retained by them.

This is unimproved property known as: 0 Strawberry Hill Road, Joelton, Tennessee 37080.

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. Whenever 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 7th day of November, 2007

William K Jones

WILLIAM K JONES, JR.

Alanda Sue Jones

ALANDA SUE JONES

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William K Jones, Jr. and wife, Alanda Sue Jones, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 7th day of November, 2007.

E. Keith Bell

NOTARY PUBLIC

My Commission Expires: 02/10/10

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me this 7TH day of November, 2007.

E. Keith Bell

NOTARY PUBLIC

My Commission Expires: 02/10/10

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY