Davidson County DEEDWARR
Recvd: 11/09/07 10:11 3 pgs
Fees:18.00 Taxes:555.00

20071109-0132328

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<br>178 Strawberry Hill Rd<br>Goodlettsville, TN 37072 | SAME | 009-00-00-97.00 |

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, Abby G Jones, now known as Abby G Mason, hereinafter called the Grantor, has 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 the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the center of Strawberry Hill Road, 1,036 feet northerly from the center line of Wilkinson Road; thence North 33 degrees 33 minutes West 320 feet to a point in a Branch; thence with said branch North 18 degrees 10 minutes East 178 feet to a stake; thence North 81 degrees 30 minutes East 405 feet to an iron pin in the center of Strawberry Hill Road, and being a corner of the property previously conveyed to Phillip A. Whited and wife, to Willie K. Jones; thence South 15 degrees West 58.7 feet to an iron pin; thence South 27 degrees West 346.0 feet to an iron pin in the center of Strawberry Hill Road; thence South 45 degrees 52 minutes West 187.5 feet to an iron pin, the point of the beginning, and containing 3.02 acres, more or less, according to a survey by Richard B. Omohundro, Engineer, on August 5, 1967.

Included in the above description but excluded here from is that tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10771, Page 36, Register's Office, Davidson County, Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows to-wit:

Beginning at an iron pin at the northeast corner of the William K. Jones property, thence South 68 degrees 28 minutes 16 seconds East 23.68 feet to a point in the center line of Strawberry Hill Road, thence South 11 degrees 00 minutes 00 seconds West 59.00 feet to a point, thence South 14 degrees 19 minutes 15 seconds West 58.70 feet to a point, thence South 26 degrees 19 minutes 15 seconds West 346.00 feet to a point, thence South 45 degrees 11 minutes 14 seconds West 187.50 feet to a point in the center line of Strawberry Hill Road, thence North 32 degrees 33 minutes 58 seconds West 30.62 feet, thence with a curve to the right (R=888.57', I=7 Degrees 09 minutes 42 seconds, LC=110.99', CB= North 49 degrees 41 minutes 19 seconds East) for a

curve distance of 111.07 feet to a point; thence with a curve to the left (R=237.47', I=32 degrees 26 minutes 08 seconds, LC=132.65', CB= North 37 degrees 03 minutes 06 seconds East) for a curve distance of 134.44 feet; thence North 20 degrees 50 minutes 01 seconds East 118.74 feet to a point, thence with a curve to the right (R=612.51 feet, I-11 degrees 11 minutes 30 seconds, LC-119.45 feet, CB=North 26 degrees 25 minutes 46 seconds East) for a curve distance of 119.64 feet, to a point, thence with a curve to the left (R=310.38 feet, I=26 degrees 37 minutes 16 seconds, LC=142.92 feet, CB= North 18 degrees 42 minutes 53 seconds East) for a curve distance of 144.21 feet to a point, thence North 05 degrees 24 minutes 14 seconds East 9.01 feet to the point of beginning.

Being the same property conveyed to Abby G. Jones, a single woman, by Warranty Deed from William B. Jones and husband, Becky A. Jones, dated 07/18/03 and recorded in Instrument Number 20030722-0102269, said Register's Office.

This is the same description as in previous deeds of record.

This is improved property known as: 7810 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 I am 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 I do further covenant and bind myself, my 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

Abby H Mason

ABBY G MASON
FORMERLY KNOWN AS ABBY G JONES

ERVIN H MASON III

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abby G Mason formerly known as Abby G Jones and Ervin H Mason III, 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

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/10/10

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

James L Gilbert
Affiant

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

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/10/10