STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer of value of property (whichever is greater) is $52,000.00.

David B. Lyons
Affiant

Sworn to and subscribed before me this 9th day of November, 2007.

Liana C. Morris
Notary Public
My Commission Expires:
5-23-09

LIANA C. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

THIS INSTRUMENT PREPARED BY:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 11/14/07 15:52 3 pgs
Fees:18.00 Taxes:192.40
20071114-0133774

NAME AND ADDRESS NEW OWNER:
David B. Lyons and Christy B. Lyons
3944 Knight Road
Whites Creek, Tennessee 37189

SEND TAX BILL TO:
SAME

MAP: 040-00-0
PARCEL: 069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ANN KIMBERLY SADLER, unmarried, (hereinafter the "GRANTOR"), has bargained and sold, and by these presents do transfer and convey unto DAVID B. LYONS and wife, CHRISTY B. LYONS (hereinafter the "GRANTEES"), their heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is unimproved property with a street address of 3961 Knight Drive, Whites Creek, Tennessee 37189.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and paid by Grantor, and such limitations, restrictions and encumbrances of record as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and GRANTOR does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, representatives 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 my hand this 9 day of November, 2007.

GRANTOR:

Ann Kimberly Sadler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Ann Kimberly Sadler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of November, 2007.

Notary Public

My Commission Expires: 5/24/2008

SHIRLEY J. COX
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

EXHIBIT A
Real Property Description

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by G & G Engineering Company as follows:

Beginning at a point, this point being in the center of Whites Creek 25 feet north of the centerline of Knight Road; thence in a northwesterly direction with the meandering of Whites Creek 545 feet plus or minus to a point; thence north 85° 30' east 376 feet with Teasley's line to a fence post; thence south 87° 30' east 476 feet with Teasley's line to a fence post; thence south 5° 00' east 532 feet with Keith's line to a point, this point being on the north right-of-way line of Knight Road; thence westerly with the north right-of-way of Knight Road 778 feet to a point in the center of Whites Creek, this being the point of beginning. Containing 10.01 acres, more or less.

This is the same description used in the last deed of record.

Being the same property conveyed to Harry Sadler by Quitclaim Deed of record in Book 6245, page 710, Register's Office for Davidson County, Tennessee. Harry Sadler subsequently died testate with all real and personal property passing under his Last Will and Testament to Maxine G. Sadler, said will of record in Will Book 158, page 7, Probate Court of Davidson County, Tennessee. Mr. Sadler's widow, Maxine G. Sadler, has also since died. Title to the property then vested in Ann Kimberly Sadler and Cherie Sadler, as the surviving children and residuary devisees under the Last Will and Testament of Maxine G. Sadler, her estate being administered in the Seventh Circuit Court of Davidson County, Tennessee under Docket No. 06P-836.

Cherie Sadler then conveyed her interest in said property to Ann Kimberly Sadler, by Quitclaim Deed of record as Instrument Number 20070601-0065435, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT:

Land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed from Maxine G. Sadler, dated April 28, 2004, of record in Instrument Number 20040510-0052639, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the existing North margin of Knight Drive, said point being 25.00 feet left of proposed centerline station 208+85.00; thence with said existing margin (1) northwesterly 59 feet more or less, (2) with a 979.93 foot radius curve left and northwesterly 356.79 feet; thence with the northeast boundary of the Lynn Johnson and wife, Judith H. Johnson property (tract 3) North 13 degrees 20 minutes 05 seconds West 36.07 feet; thence with the proposed North margin of Knight Drive (1) with a 1009.93 foot radius curve right and easterly 352.53 feet (2) South 66 degrees 09 minutes 47 seconds East 78.73 feet, (3) South 09 degrees 07 minutes 14 seconds West 10.00 feet to the point of beginning, containing 0.298 acres and being part of the same property conveyed to Maxine G. Sadler by the Last Will and Testament of Harry Sadler as of record in Will Book 158, page 7, Probate Court Davidson County, Tennessee.