THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27132-10-2007** **Record & Return To:** **Mitchell A. Watts, Attorney** **2400 Crestmoor Road** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $449,000.00. Affiant Subscribed and sworn to before me this 16th day of November, 2007. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Patricia A. Fein 7588 Buffalo Road Nashville, TN 37221	**Send Tax Bills To:** Renasant Bank 2200 Abbott Martin Road Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 127000190.00 (Tract I) 127-00-0 270.00 (Tract II) 113-00-0 210.00 (Tract III)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Cheek Eason, a/k/a John C. Eason, Executor of the Estate of John Hancock Cheek, III.**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tisha Fein, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7588 Buffalo Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of November, 2007.

John Cheek Eason, Executor

John Cheek Eason, Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Cheek Eason, Executor of the Estate of John Hancock Cheek, III.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2007.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 11/21/07 13:54 3 pgs
Fees:18.00 Taxes:1661.30

20071121-0136474

EXHIBIT "A"

TRACT I:
Land in Davidson County, Tennessee, described as follows:
BEGINNING on an iron pin, in the north right of way of Buffalo Road, at the southeast corner of the Madison Smith, et ux property, as of record in Book 3954, page 114, Register's Office for Davidson County, Tennessee; thence with the right of way of said road to points as follows: With an arc of a 920.09 foot radius to the left, a chord bearing of South 45 degrees 31 minutes 52 seconds West, an arc distance of 89.53 feet, thence South 42 degrees 44 minutes 36 seconds West, 113.75 feet to a metal fence post; thence leaving said road, on a new line, North 40 degrees 47 minutes 42 seconds West, passing over a metal fence post at 425.20 feet, on-in-all, 426.20 feet to a point at the south edge of a concrete driveway; thence with the edge of said drive, North 81 degrees 58 minutes 59 seconds west 68.41 feet to a point in Bennett's east line; thence North 40 degrees 47 minutes 42 seconds West 24.23 feet to a metal fence post on the north side of said Drive, Bennett's northeast corner; thence with the Underwood property of record in Book 3570, page 255, Register's Office for said County, North 40 degrees 47 minutes 42 seconds West 91.20 feet to an existing iron pin; thence North 79 degrees 15 minutes 23 seconds West 264.82 feet; thence North 05 degrees 00 minutes 00 seconds West, passing over a metal fence post at 57.95 feet, on-in-all, 553 feet to an iron pin in the west line of the Madison Smith, et ux property; thence with Madison Smith, et ux property, South 44 degrees 55 minutes 00 seconds East 1233.67 feet to the point of beginning, containing 5.75 acres, more or less and shown as Tract 1 on a survey made by Bennett and Sons Surveyors & Planners, Inc., Mack Bennett, Jr., R.L.S. Tenn. #477, dated March 7, 1991, revised March 11, 1991.

TRACT II:
Land in Davidson County, Tennessee, described as follows:
BEGINNING on a metal fence post, the northeast corner of the Bruce A. Bennett, et ux, property as of record in Book 7267, page 836, Register's Office for Davidson County, Tennessee; thence South 43 degrees 06 minutes 32 seconds West, 20.65 feet to a point on the south edge of a concrete driveway; thence with the edge of said driveway to points as follows: North 84 degrees 50 minutes 27 seconds West 75.39 feet, North 86 degrees 19 minutes 38 seconds West, 77.91 feet; North 88 degrees 47 minutes 01 seconds West 73.06 feet; thence with the arc of a 107.59 foot radius curve to the right, a chord bearing of North 59 degrees 16 minutes 23 seconds west, an arc distance of 110.83 feet; thence with the arc of a 105.00 foot radius curve to the right, a chord bearing of North 00 degrees 03 minutes 13 seconds East, an arc distance of 117.74 feet; thence North 32 degrees 10 minutes 34 seconds East 11.91 feet to a point in the east boundary line of the Edward Douglas Underwood, et ux property as of record in Book 3570, page 255, Register's Office for Davidson County, Tennessee; thence South 05 degrees 00 minutes 00 seconds East, 55.95 feet to a point; thence South 79 degrees 15 minutes 23 seconds East, 264.82 feet to an existing iron pin; thence South 40 degrees 47 minutes 42 seconds East 91.20 feet to the point of beginning, containing 0.68 acres, more or less, and shown as Tract 2 on a survey made by Bennett and Sons Surveyors & Planners, Inc. , Mack Bennett, Jr., R.L.S. Tenn. #477, dated March 7, 1991, revised March 11, 1991.

Together with a Non-Exclusive Driveway Agreement and Easement described in Book 6272, page 690, as corrected in Book 7522, page 80, and amended in Book 8312, page 435, Register's Office for Davidson County, Tennessee.

Being the same properties conveyed to John H. Cheek, III and wife, Susan K. Cheek by Sigurd Edward Lee and wife, Kim Jones Lee by Warranty Deed dated March 16, 1991 and recorded in Book 8312, page 429, Register's Office for Davidson County, Tennessee. (TRACTS I and II).

TRACT III:
Being a certain tract of land located in the 23 Councilmanic District of Metropolitan Nashville-Davidson County, Tennessee and being more particularly described as follows:

Beginning on an iron rod situated by a concrete drive at the top of a steep hill, said iron pipe being the most northeasterly corner of the Donald L. Winters, Jr. property as evidenced in Book 8733, page 302, Registers Office of Davidson County, Tennessee (RODC, TN), bearing a red plastic cap stamped "Underwood, TN RLS #1299; said iron rod also being situated in the western boundary line of Tract 2 of the John H. Cheek III, et ux property as evidenced in Book 8312, page 346 RODC, TN;

THENCE, with the said Winters northerly boundary line South 80° 42 '45" West, 129.62 feet to an iron rod on the slope of the hill, said iron rod being the most southeasterly corner of Tract 2;

THENCE, with the said Tract Two North l3°-23'-36" West, 434.25 feet to an iron rod on the slope of the hill;

THENCE, South 80°-42' 45" West, 144.00 feet to an iron rod situated by a wooden fence post, said iron rod being in the eastern boundary line of Hilliard & Leon Travis as evidenced in Book 8149, page 566 RODC, TN;

THENCE, with Travis and generally with a wire fence the following calls:

North 03°-52'-04" West, 131.49 feet to a wooden fence post;
North 03°-01'-58" West, 205.74 feet to an iron rod situated by a wooden fence post;
North 11°-30'-21" West, 196.25' to a wooden fence post;
North 12°-39'-04" West, 73.56' to an iron rod situated by a wooden fence post intersection;

THENCE, continuing with Travis and generally with a different wire fence line the following calls:

South 88°-l2'-32" East, 246.68' to a wooden fence post;
North 87°-53'-07" East, 141.98' to a iron pipe (leaning) at a fence intersection, said iron rod being a corner of the Phillip R. Jones, et ux property as evidenced in Book 8765, page 346 RODC, TN and the most northeasterly corner of this tract;

THENCE, leaving the said Travis property and with the said Jones property and generally with a wire fence South 07°-30'-00" East, 400.80 feet to an iron rod in a rockpile (leaning), said iron rod being the most northerly corner of Tract 1 of the aforesaid John H. Cheek property;

THENCE, leaving Jones and with the said Cheek S 03°-11'-46" East, 497.06 feet to an iron rod situated near a concrete drive, said iron rod being the most northerly corner of Tract 2 of the said John H. Cheek property;

THENCE, leaving the said Cheek's Tract 1 and with the said Cheek's Tract 2, generally with the edge of a concrete drive and with a curve to the left, said curve having a Radius of 102.07', a Delta Angle of 42°-58'-19" and an Arc Length of 76.55 feet (Chord = South 12°-29-39" West, 74.77 feet) to the Point of Beginning.

Containing 6.80 Acres± (296,256 Square Feet), according to a survey by J.R. Faulk, TN RLS #2122 dated September 4, 2002,

Being the same property conveyed to John H. Cheek, III. and wife, Susan K. Cheek, by deed dated August 29, 2002 from Sydney U. Rogers, recorded as Instrument No. 20020910-0109508, Register's Office for Davidson County, Tennessee. (TRACT III)

And all being the same property conveyed to John H. Cheek, III by Quitclaim Deed from Susan K. Cheek, recorded as Instrument No. 20040723-0088582, said Register's Office. John H. Cheek, III died on September 3, 2007. His Will was admitted to probate in the Davidson County Probate Court Clerk's Office, Docket No. 07P-1481 and Letters Testamentary were issued to John C. Eason. Said Will directs the Executor to administer the decedent's real property as part of the probate estate and authorizes the Executor to sell said property without the joinder of any beneficiary or approval of any Court.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Easement for the flow of Buffalo Creek across the subject premises.
3. Title to that portion of the subject property embraced within the bounds Buffalo Creek Road or any other roads, highways, or public rights-of-way.
4. Non-Exclusive Driveway Agreement and Easement of record in Book 6272, page 690 as corrected in Book 7522, page 80 and amended in Book 8312, page 435, Register's Office for Davidson County, Tennessee.
5. Family Graveyard with right of ingress and egress of record in Book 481, page 210, Register's Office for Davidson County, Tennessee.
6. Easements to Harpeth Valley Utilities District for Williamson and Davidson Counties, Tennessee, of record in Book 5556, pages 572, 576 and 582, Register's Office for Davidson County, Tennessee.