WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 2007

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Foster Dugas, Jr. (NAME)	**SAME AS NEW OWNERS** (NAME)	MAP 39
4595 Dry Fork Rd. (ADDRESS)	(ADDRESS)	PARCEL 12
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Ross M. Davies and husband, William W. Davies

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Foster Dugas, Jr. and wife, Pamela L. Dugas as tenants in common without the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Exhibit "A"

Land in the 1st Civil District of Metropolitan Nashville, Davidson County, Tennessee (formerly the 14th Civil District, formerly the 24th Civil District), and known as 4595 Dry Fork Road, Whites Creek, Tennessee, 37189 and located on the headwaters of Dry Fork Creek, bounded on the north by Smith and Carney, on the east by Carney and Hamilton, on the south by Moore and Brown and on the west by Lloyd, Moon, Stephon, Hall, Harris, Upchurch and Brewer, being more particularly described by survey of John Kohl and Company, PC., specifically by Patrick S. Coode, RLS No. 855 (Tennessee) of 400 7th Avenue South, Nashville, TN 37203, dated December 18, 1997, to-wit:

BEGINNING at a point, the northeastern corner of Leslie Moore Property, known as Map and Parcel No. 39-278 of the Tax Assessor's Office of Metroplitan Nashville Davidson County, Tennessee as recorded in Book 10256, Page 991, Register's Office for Davidson County, Tennessee (RODC, TN), said point being an iron pin (IP) on the north margin of a joint access road of the Moore Property and the property herein described, as recorded in Book 9517, Page 286, RODC, TN and as shown on a survey of the adjoining Hamilton (Map & Par. 39-25) property by Boyd B. Gibbs, RLS No. 1598 (TN) dated October 21, 1994 and also, in more specific detail on a Nashville Electric Services (NES) survey dated February 6, 1995 recorded in Book 9602, Page 145 RODC, and in a mutual easement grant recorded in Book 10509, Page 478, Register's Office for Davidson County, Tennessee;

Thence fronting on a fifty foot (50') joint ingress-egress right-of-way shown

CONTINUED

unimproved ( )
This is improved (X) property, known as 4595 Dry Fork Rd.*, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

* erroneously shown as 4595 Dry Creek Road on prior deed

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. 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 our hand s this 7th day of December 2007

Ross M. Davies

William W. Davies

Davidson County DEEDWARR
Recvd: 12/10/07 14:05 4 pgs
Fees:13.00 Taxes:2257.00

20071210-0142414

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ross M. Davies and husband, William W. Davies

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 7th day of December, 2007.

Commission expires March 20, 2010

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

specifically on a survey of the Moore property (Map & Parcel 39-278) by Joe C. McConnell, RLS No. 992 (TN), dated November 7, 1991 as revised November 21, 1991; N 53 deg. 35' 18" West, 570.46 feet to an IP and north 82 deg. 22' 58" West; 192.41 feet to an IP;

Thence South 08 deg. 55' 51" West, 703.56 feet to an IP in the northern boundary of Brown (Map & Parcel 39-172);

Thence North 81 deg 52' 06" West, 186.97 feet along the northern boundary of Brown as recorded in Book 6069, Page 552, RODC, TN and as shown on a survey recorded in Book 6069, Page 553, RODC by The Southern Land Surveying, dated May 22, 1965, to an IP in the eastern boundary of Brown (Map & Parcel 39-8);

Thence North 04 deg. 04' 14" East, 34.79 feet to an IP, the northeastern corner of Map and Parcel 39-8 as recorded in Book 4697, Page 335, RODC, TN as recorded on a survey in Book 5122, Page 58, RODC, TN;

Thence following the northern boundary of Brown (Map & Parcel 39-8) to a large oak tree, IP set nearby, South 89 deg. 12' 53" West, 79.10 feet to a point in the eastern boundary of Lloyd (Map & Parcel 39-193);

Thence with Lloyd's eastern boundary as recorded in Book 5659, Page 250, RODC, TN and survey in Book 5122, Page 58, RODC, TN, following an old fence line, North 01 deg. 21' 17" East, 443.21 feet to an IP, a point in the southern boundary of Moon (Map & Par. 38-157);

Thence North 71 deg. 54' 05" East, 64.96 feet to an IP, the southeastern corner of Moon, as recorded in Book 10222, Page 198, RODC, TN and as shown on a survey of the division of the Olive Carney Property by M & K Surveyors, specifically by William M. Keel, RLS NO. 990 (TN) dated June 1987 of record in Plat Book 6200, Page 804, RODC, TN;

Thence North 01 deg. 59' 50" West 75.98 feet along the eastern boundary of Moon (Map & Par. 38-157) to an IP, being the southeastern corner of Stephon (Map & Par. 39-268) as recorded in Book 10234, Page 826, RODC, TN;

Thence North 01 deg. 57' 43" West, 981.91 feet along the eastern boundary of Stephon and through an IP, the southeastern corner of Hall (Map & Par. 39-269) as recorded in Book 9460, Page 927, RODC, TN and along Hall's eastern boundary to an IP in a stump, all shown on the survey by M & K, referred to above, the northeastern corner of Hall, a point being also the southeastern corner of Harris (Map & Par. 39-13.2) as recorded in Book 9024, Page 803, RODC, TN and as shown on a survey as Tract 3 dated June 5, 1962 by Hickerson and Johnson Engineers, Nashville, TN as revised by same on December 26, 1962;

Thence North 01 deg. 53' 55" West, 74.91 feet with the eastern boundary of Harris to an IP, the southeastern corner of Upchurch (Map & Par. 39-13.1) as recorded in Book 5565, Page 136, RODC, TN and as shown on a survey by Hickerson and Johnson, referred to above;

Thence North 05 deg. 00' 41" East, 144.95 feet to an iron pipe, the northeastern corner of Upchurch, a poing also being the southeastern corner of Brewer (Map & Par. 39-13) as recorded in Book 4134, Page 754, RODC, TN and as shown on the survey by Hickerson and Johnson, referred to above;

Thence North 15 deg. 48' 49" East 115.45 feet to an iron pipe in the eastern boundary of Brewer, being the southwestern corner of Smith (Map & Par. 39-222) as recorded in Book 4813, Page 46, RODC, TN and as shown on a survey by E. F. Luther, RLS 2793 (TN) dated April 27, 1974;

Thence North 87 deg. 45' 40" East 252.81 feet along a fence, being the southern boundary of Smith (Map & Parcel 39-222) to an iron pipe, being the southeastern corner of said parcel;

Thence North 05 deg. 09' 20" East, 167.81 feet along the eastern boundary of Smith (Map & Par. 39-222) to an iron pipe in the southern boundary of Smith (Map & Par. 39-176, said parcel recorded in Book 4753, Page 204, RODC, TN and as by survey by Wayne S. Cooper, Surveyor, dated August 7, 1967;

Thence North 88 deg. 22' 43" East, 158.26 feet to the southern boundary of Smith (Map & Par. 39-176) to an IP, the most westerly corner of the boundary

of Carney Heirs (Map & Par. 39-22) of record in Book 674, Page 47, RODC, TN;

Thence South 16 deg. 37' 17" East, 319.10 feet with the western boundary of Carney (Map & Par. 39-22) to an IP;

Thence South 03 deg. 22' 43" West 396.00 feet along the western boundary of Carney (Map & Par. 39-22) to a point in the northern end of the lake on subject property (Map & Par. 39-12);

Thence South 86 deg. 37' 17" East 587.75 feet along the southern boundary of Carney (Map & Par. 39-22) to an IP;

Thence South 07 deg. 37' 46" West 1034.98 feet to the point of beginning, containing 30.84 acres, more or less.

Being the same property conveyed to Ross M. Davies and William W. Davies by Warranty Deed from James C. DeVault and wife, Pamela T. DeVault dated April 21, 2006 and recorded as Instrument No. 20060426-0047730 in the Register's Office for Davidson County, Tennessee.

SUBJECT TO PROPERTY TAXES FOR 2008 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE FLOW OF DRY FORK CREEK; FURTHER SUBJECT TO EASEMENTS TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF RECORD IN BOOK 9596, PAGE 917 AND BOOK 9602, PAGE 143, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO WATER LINE EASEMENT OF RECORD AS INSTRUMENT NO. 20070615-0072011, SAID REGISTER'S OFFICE AND SUBJECT TO AND INCLUDING THE TERMS, CONDITIONS AND OBLIGATIONS SET FORTH IN THAT CERTAIN EASEMENT FOR INGRESS/EGRESS BEING RECORDED SIMULTANEOUSLY HEREWITH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS INSTRUMENT NO.