WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/07 13:03 3 pgs
Fees:18.00 Taxes:416.25
20071212-0143220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Joseph A. Gunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2007.

Vicki Benjamin
Notary Public

MY COMMISSION EXPIRES: 2/3/10
(AFFIX SEAL)

VICKI BENJAMIN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Gunn	SAME	36-3.00 & 36-16
(NAME)	(NAME)	
P.O. Box 735		
(ADDRESS)	(ADDRESS)	
Dallas, GA 30132		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20072323

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, Lewis Griffin and Alma A. Wheeler and Betty Sue Morgan and Thelma Griffin**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph A. Gunn and wife, Rebecca O. Gunn**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 28.04 & 27.50 acres on Higdon Road, Joelton, TN 37080

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 7th day of December, 2007.

Betty Sue Morgan
Betty Sue Morgan

Lewis Griffin
Lewis Griffin

Thelma Griffin
Thelma Griffin

Alma A. Wheeler
Alma A. Wheeler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Lewis Griffin and Alma A. Wheeler and Betty Sue Morgan and Thelma Griffin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Lewis Griffin and Alma A. Wheeler and Betty Sue Morgan and Thelma Griffin executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of December, 2007 at Madison, Tennessee.

Commission expires:
2/3/10

VICKI BENJAMIN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Vicki Benjamin
Notary Public

EXHIBIT A

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1:
COMMENCING at an iron pin set in the Easterly right of way of Higdon Road (50' ROW), said iron pin being located South 14° 13' 02" East, a distance of 56.12 feet from the centerline intersection of Higdon Road and Cotton Patch Road, said iron pin being a point in the Southerly line of the Charles Russell & Nancy E. Meadows land known as Inst. 20040318-0031140, said point being the point of beginning; thence with the Southerly line of said Meadows lands, South 86° 30' 00" East, a distance of 555.16 feet to an iron pin set in the in an old fence line in the Southerly margin of a gravel road, said point being the Southwesterly corner of the Allen W. Ladd lands known as Inst 20000802-0076430; thence with the Southerly line of said Ladd Lands, South 87° 01' 01" East, a distance of 223.53 feet to a point in the centerline of said gravel road being a point in the Southerly line of said Ladd lands and a point in the Westerly line of the Franklin Edison lands known as DB 5869, page 87; thence with the Westerly line of said Edison and the centerline of a gravel road, South 44° 12' 31" East a distance of 195.70 feet to an iron pin set in the centerline of the gravel drive and being the Northwesterly corner of the Dudley Franklin Edwards lands known as DB 4083, page 277, said iron pin set also being the Northwesterly corner to the Virginia Team lands known as DB 6194, page 60; thence with the Westerly line of said Team by four calls as follows: South 42° 25' 00" East, a distance of 117.00 feet to an iron pin found; thence South 07° 47' 45" East, a distance of 714.50 feet to an iron pin set; thence South 72° 57' 09" West, a distance of 295.35 feet to an iron pin found; thence South 24° 19' 27" East, a distance of 380.11 feet to an iron pin founds in the Northwesterly corner of the Gayle B. Bernard lands known as Inst. 20040624-0075886; thence with the Westerly line of said Bernard lands South 24° 45' 03" a distance of 569.72 feet to an iron pin found in the Northerly line of the Fred Labour lands known as DB 8971, page 417; thence with the Northerly line of said Labour lands North 83° 26' 45" West, a distance of 371.41 feet to an iron pin set in the Easterly right of way of Higdon Road; thence with the Easterly right of way of Higdon Road by ten calls as follows: North 14° 11' 15" West, a distance of 96.34 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 1830.84 feet a central angel of 07° 20' 19", and a chord of 234.34 feet bearing North 19° 36' 38" West; thence North along said curve, a distance of 234.50 feet; thence North 24° 03' 17" West, a distance of 291.29 feet to the point of curvature of a non-tangent curve, concave to the Southwest, having a radius of 469.93 feet a central angle of 11° 55' 53" and a chord of 97.68 feet bearing North 30° 52' 12" West; thence Northwest along said curve, a distance of 97.86 feet; thence North 40° 58' 32" West, a distance of 295.98 feet; thence North 42° 28' 44" West, a distance of 369.31 feet, to the point of curvature of a non-tangent curve, concave to the Northeast having a radius of 586.30 feet, a central angle of 28° 17' 04", and a chord of 286.50 feet bearing North 28° 37' 21" West; thence Northwest along said curve, a distance of 289.43 feet to the point of curvature of a non-tangent curve, concave to the East, having a radius of 679.80 feet a central angel of 18° 55' 14" and a chord of 223.47 feet bearing North 07° 16' 19" West; thence North along said curve a distance of 224.49 feet to the point of curvature of a non-tangent curve, concave to the East having a radius of 1290.87 feet, a central angle of 07° 46' 16", and a chord of 174.95 feet bearing North 09° 29' 58" East; thence North along said curve, a distance of 175.08 feet; thence North 12° 14' 18" East, a distance of 84.40 feet to the point of beginning, said described tract containing within said bounds 28.0422 acres, more or less, as per survey of Robert Crabtree, licensed surveyor #2312, dated February 28, 2007.

TRACT NO. 2:
COMMENCING at an iron pin found in the Easterly right of way of Cotton Patch Road, said iron pin being located South 30° 40' 43" West, a distance of 1026.95 feet from the centerline intersection of Cotton Patch Road and Higdon Road, said iron pin being the Northeasterly corner of the Herbert & Barbara Biggs lands known as Inst. 20050126-0009771, said point being the point of beginning; thence with the Easterly right of way of Cotton Patch Road (50') by five calls as follows: North 61° 13' 05" East, a distance of 170.75 feet to the point of curvature of a non-tangent curve, concave to the Northwest having a radius of 392.60 feet, a central angle of 38° 46' 15", and a chord of 260.63 feet, bearing North 33° 11' 26" East; thence Northeast along said curve, a distance of 265.67 feet; thence North 13° 42' 09" East, a distance of 136.38 feet to the point of curvature of a non-tangent curve, concave to the East having a radius of 2438.74 feet a central angle of 05° 15' 54" and a chord of 224.02 feet, bearing North 17° 08' 11" East; thence North along said curve, a distance of 224.10 feet to the point of curvature of a non-tangent curve, concave to the Southeast having a radius of 501.39 feet, a central angle of 22° 45' 47", and a chord of 197.89 feet bearing North 28° 26' 11" East; thence North along said curve, a distance of 199.20 feet to the intersection of the Easterly right of way of Cotton Patch Road with the Westerly right of way of Higdon Road (50'); thence with the Westerly right of way with Higdon Road by nine calls follows: South 12° 14' 18" West, a distance of 65.81 feet to the point of curvature of a non-tangent curve, concave to the East having a radius of 1356.21 feet, a central angle of 07° 46' 16", and a chord of 183.81 feet bearing South 09° 26' 54" West; thence South along said curve a distance of 183.95 feet to the point of curvature of a non-tangent curve, concave to the East, having a radius of 729.54 feet, a central angle of 18° 55' 14", and a chord of 239.82 feet bearing South 07° 20' 23" East; thence South along said curve a distance of 240.91 feet to the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 631.18 feet, a central angle of 28° 06' 16", and chord of 306.51 feet bearing South 28° 37' 44" East; thence South along said curve a distance of 309.60 feet; thence South 42° 28' 44" East, a distance of 370.72 feet; thence South 40° 58' 32" East, a distance of 292.23 feet to the point of curvature of a non-tangent curve, concave to the Southwest, having a radius of 421.91 feet, a central angle of 11° 55' 53", and a chord of 87.70 feet bearing South 30° 49' 03" East; thence Southeast along said curve a distance of 87.86 feet; thence South 24° 03' 17" East, a distance of 288.63 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 1784.81 feet, a central angle of 07° 20' 19", a chord of 228.45 feet bearing South 19° 36' 25" East; thence Southeast along said curve a distance of 228.60 feet; thence South 14° 13' 09" East, a distance of 75.68 feet to a point in said right of way being a point in the Northerly line of the Herbert & Barbara Biggs lands known as Inst#20020319-0034173; thence leaving said right of way and with said Biggs lands by two calls as follows: North 83° 26' 45" West, a distance of 15.00 feet to an iron pin set; thence North 83° 26' 45" West, a distance of 811.26 feet to an iron pin set in the Northeasterly corner of the Herbert & Barbara Biggs lands known as DB 11063, page 416; thence with the Northerly line of said Biggs lands, North 83° 26' 45" West, a distance of 539.85 feet to an iron pin set in the Southeasterly corner of the Herbert & Barbara Biggs lands known as Inst #20050126-0009771; thence with the Easterly line of said Biggs lands by two calls as follows: North 03° 19' 24" East, a distance of 712.84 feet to an iron pin found; thence North 00° 40' 36" West, a distance of 185.53 feet to the point of beginning, said described tract containing within said bounds, 27.5053 acres of land, more or less, as per survey of Robert Crabtree, licensed surveyor #2312, dated February 28, 2007.

Tract Nos. 1 and 2 BEING all of the same property conveyed to Ralph K. Griffin, Jr. by Warranty Deed from Gilbert G. Wright and wife, Nannie J. Wright dated July 19, 1948 and filed of record in Book 1632, Page 69, Register's Office for

Davidson County, Tennessee. The said Ralph K. Griffin, Jr., (aka Ralph K. Griffin) died testate January 3, 2006, and under Item III, the terms of his will, which will appears of record in the Circuit Court for Davidson County, Tennessee, Probate Division, Probate No. 06P-546, he devised subject property to his four siblings, Lewis Griffin, Alma A. Wheeler, Betty Sue Morgan and Thelma Griffin.

