Prepared by: John G. Doak, Sr., Atty, 2525 Lebanon Pike, Bldg A Nashville, TN 37214-0414 BPR 2343

Warranty Deed

Davidson County DEEDWARR
Recvd: 02/06/08 11:33 4 pgs
Fees:23.00 Taxes:473.60

20080206-0012366

From: Grantors, Ricky York and wife Janice York
To: Grantees, James Franklin Scarlett and wife Allison B. Scarlett
Address: 939 & 941 Old Lebanon Dirt Road, Hermitage, TN 37076

Send Tax Bills To: James Franklin Scarlett *et ux* 931 Old Lebanon Dirt Road, Hermitage, TN 37076

Map 076 Parcels 59 & 58

State of Tennessee

CASSANDRA LOWERY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 128,000.00

James Scarlett

Sworn to and subscribed before me on February 6, 2008

My Commission Expires September 25, 2010

Notary Public

My Commission Expires on:

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Eight ($128,000.00) Dollars, cash paid to Grantors, Ricky York and wife Janice York by Grantees, James Franklin Scarlett and wife Allison B. Scarlett, said Grantors have bargained and sold, and do hereby transfer and convey unto Grantees, James Franklin Scarlett and wife Allison B. Scarlett, their heirs and assigns, two tracts of land in the 4th Civil District of Davidson County Tennessee, which two tracts adjoin and extend eastward from the easterly line of Lot One, Section One of the Opal Brent Property of record in Bk 5800 page 30, a Six Acre Tract previously conveyed to Grantees by Instrument ID 20061025-0132125, RODCT, along the northerly margin of Sircy Lane to the westerly margin of Old Lebanon Dirt Road. The first of the two contains 3.01 acres and the second, 2.29 acres (5.3 acres together)

The 3.01 acre tract was conveyed to Grantors by Two (2) deeds:

The 1st, 2.719 ac From the Deckers Plus The 2nd, 0.293 ac from the Haskins = 3.01 ac

The 1st Deed conveyed 2.719 acres known as Tract No. 1 on the unrecorded "Division of the Michael Decker Property" by John D. McCormick, Tennessee Registered Land Surveyor No. 674, dated June 28, 1992, and contained 2.719 acres which lay along the northerly margin of Sircy Land, immediately to the east of Lot One, Section One of the Opal Brent Property, and was described as follows:

Beginning at an iron pin at the southeasterly corner of the tract herein described; thence leaving the northerly margin of Sircy Lane and running with the westerly line of other property of Janice Sircy and Ricky York (Book 726, page 340, R.O.D.C., TN) North 43 degrees 52 '52 " West 108.63 feet to an iron pin; thence continuing with Sircy *et al* North 37 degrees 02 ' 19 " West 176.43 feet to an iron pin; thence continuing with Sircy North 8 degrees 22 ' 19 " East 448.00 feet to an iron pin; thence leaving Sircy and with other property of Ethridge, Trustee, South 81 degrees 35 ' 51" East 52.37 feet to a point; thence continuing with other property of Ethridge, Trustee, South 37 degrees 56 ' 16 " East 302.50 feet to an iron pin; thence severing the Decker property, South 16 degrees 16 ' 10 " West, 433.49 feet to the point of beginning, and containing 2.719 acres more or less;

Being the same property conveyed to Janice Sircy (who is now Janice York) and Ricky York, by Warranty Deed from Michael D. Decker and wife Rebecca S. Decker, of record in Book 8733 Pg 292 RODC (Register's Office for Davidson County, Tennessee); and

The 2nd Deed conveyed an additional 0.293 acres from the southerly part of the lands of Guy E. Haskins and wife Shirley of record in Book 8685, page 154, which lay to the north of the 2.719 acre trac.. being described according to an unrecorded survey made by John D. McCormick, Tennessee Land Survey License #674, and dated February 21, 2001 as follows:

Beginning at an existing iron rod located in the northwesterly margin of Old Lebanon Dirt Road, said point being N 37 degrees 56' 16" W, a distance of 501.73 feet from the southwesterly corner of the Guy E. Haskins and wife, Shirley J. Haskins property, and being the northeasterly corner of the 2.292 acre tract belonging to Ricky York and wife, Janice York, as of record in Book 8733, page 292, Register's Office for Davidson County, Tennessee; thence, along Haskin's westerly line N 37 degrees 56' 16" W, a distance of 305.83 feet; thence, S 62 degrees 17' 14" E, a distance of 159.08 feet; thence, S 34 degrees 41' 36" E, a distance of 96.93 feet; thence, S 5 degrees 12' 38" W, a distance of 87.89 feet to the point of beginning and containing 12,762 square feet, more or less, or 0.293 acres, more or less; and,

Being the same property conveyed to the Grantors herein, Ricky York and wife Janice York by Warranty Deed from Guy E. Haskins and wife, Shirley J. Haskins, of record as Document ID 20010530-0055855, RODCT (Register's Office for Davidson County, Tennessee); and,

The 2.29 acre± tract

The 2.29 acre Tract (like said Lot One, Section One of the Opal Brent Property and the 3.01 acre tract) also lies along the northerly margin of Sircy Lane and spans the remaining distance from the easterly line of the 3.01 acre tract to the westerly margin of Old Lebanon Dirt Road;

Said 2.29 acre Tract was/is described in the Deed by which it was conveyed to the Grantors herein (i.e., Book 10525, page 121, RODC) by first describing a larger tract of which it was a part i.e., "Tract No. 1 on the unrecorded Boundary Survey of the Brent Property made by John D. McCormick, Tennessee Registered Land Surveyor No. 674, dated January 25, 1988, as revised April 20, 1988, and October 9, 1989," as follows:

"Beginning at an iron pin in the northerly right-of way of Old Lebanon Dirt Road, said point being the southeasterly corner of the tract herein described, and also being the northeasterly corner of intersection of the property herein described as "Sircy Lane"; thence with the said northerly margin of Sircy Lane North 82 degrees 04 minutes 43 seconds West 187.01 feet to an iron pin; thence continuing with Sircy Lane North 85 degrees 28 minutes 54 seconds West 194.11 feet to an iron pin; thence with the easterly line of Janice Sircy and Ricky York (Book 726, page 340, R.O.D.C., TN), North 43 degrees 52 minutes 52 seconds West 108.63 feet to an iron pin; thence continuing with Sircy Lane North 37 degrees 02 minutes 19 seconds West 176.43 feet to an iron pin; thence leaving Sircy and with other property of Ethridge, Trustee, South 81degrees 35 minutes 51 seconds East 52.37 feet to a point; thence continuing with other property of Ethridge, Trustee, South 37 degrees 56 minutes 16 seconds East 804.23 feet to an iron pin in the

northerly right-of-way of Old Lebanon Dirt Road; thence with said right-of-way South 39 degrees 45 minutes 58 seconds West 80.0 feet to the point of beginning, and containing 5.01 acres more or less."

and then saying:

"Included in the above-described property but specifically excluded therefrom was the 2.719 acre tract or parcel of land situated and lying in the 4th civil District of Davidson County, Tennessee, shown as part of Tract No. 1 on the unrecorded "Division of the Michael Decker Property" by John D. McCormick, Tennessee Registered Land Surveyor No. 674, dated June 28, 1992, and being more particularly described as follows:

Beginning at an iron pin at the southeasterly corner of the tract herein described; thence leaving the northerly margin of Sircy Lane and running with the westerly line of other property of Janice Sircy and Ricky York (Book 726, page 340, R.O.D.C., TN), North 43 degrees 52 minutes 52 seconds West 108.63 feet to an iron pin; thence continuing with Sircy Lane North 37 degrees 02 minutes 19 seconds West 176.43 feet to an iron pin; thence continuing with Sircy North 8 degrees 22 minutes 19 seconds East 448.00 feet to an iron pin; thence leaving Sircy and with other property of Ethridge, Trustee, South 81. degrees 35 minutes 51 seconds East 52.37 feet to a point; thence continuing with other property of Ethridge, Trustee, South 37 degrees 56 minutes 16 seconds East 302.50 feet to an iron pin; thence severing the Decker property South 16 degrees 16 minutes 10 seconds West 433.49 feet to the point beginning, and containing 2.719 acres more or less; and thus leaving, after said exclusion, 2.29 acres± remaining;

Being the same 2.29 acres± which were conveyed to Ricky York and wife Janice York by Warranty Deed from James D. Simmons Jr. and wife Judith W. Simmons, as of record in Book 10525, page 121, RODC (Register's Office for Davidson County Tennessee)

This is 5.3 acres of unimproved real property in the 4th Civil District of Davidson County Tennessee, which extends easterly from the easterly line of Lot One, Section One of the Opal Brent Property of record in Book 5800 Page 30 RODCT along the northerly margin of Sircy Lane to the westerly margin of Old Lebanon Dirt Road.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, successors and assigns forever; and covenant that lawfully seized and possessed of said real estate, in fee simple, that have a good right to convey it and that the same is unencumbered.

Grantor/s further covenant and bind themselves heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Grantors, Ricky York and wife Janice York have hereby set our hands on___ _____.

Ricky York

Janice York

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for Tennessee, the within named, Ricky York and wife Janice York, with whom I am personally acquainted or who satisfactorily identified themselves to me, and did swear to and subscribe the same; and did acknowledge that they, and each of them had executed the same as his/her own free act and deed and for the purposes therein contained.

Witness my hand and seal at office in Davidson County, Tennessee on February 6, 2008

CASSANDRA LOWERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
September 25, 2010

Cassandra Lowery
Notary Public

My Commission Expires on: _____.