Davidson County DEEDWARR
Recvd: 03/18/08 13:48 3 pgs
Fees:18.00 Taxes:2553.00
20080318-0027290

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 13th day of March, 2008 by and between **Estate of Joda F. Austin, Jr.**, hereinafter referred to as GRANTOR, and **Raymond W[illegible] Anderson, Jr. and wife, Joy C. Anderson**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Old Hickory, County of Davidson, State of Tennessee, more particularly described as follows:

see exhibit a

This conveyance is subject to the following:

1) All matters appearing on the plan of Rayon City, of record in Plat Book 843, Page 13, Register's Office for said County.

2) Agreement for dedication of Easement for sanitary sewer and/or storm drainage of record in Book 9411, page 725, Register's Office for said County.

Being the same property conveyed to Joda F. Austin, Jr. by Warranty Deed from Stringfellow Lumber Co. Inc., recorded June 30, 1995 of record in Book 9718, page 502, Register's Office for Davidson County, Tennessee. Joda F. Austin Jr. is deceased. Bettye Austin Barber is executrix of the Estate of Joda F. Austin.

This is [ ]improved [ ]unimproved property known as: **841 Robinson Road, Old Hickory, TN 37138**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Estate of Joda F. Austin, Jr.

By: Bettye Austin Barber Exec.
Bettye Austin Barber, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Carrie Hughes, a Notary Public of said State and County aforesaid, personally appeared **Bettye Austin Barber** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Executor** of **Estate of Joda F. Austin, Jr.**, the within named bargainor, and that he/she as such **Executor**, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Estate** by himself (or herself) as **Executor**.

Witness my hand and seal, at office in Franklin, this the 13th day of March, 2008.

Carrie Hughes
Notary Public
My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Name and Address of Property Owner:
Raymond Wilson Anderson, Jr. and Joy C. Anderson
841 Robinson Road, Old Hickory, TN 37138

Send Tax Statements to:
Raymond Wilson Anderson
105 Eagan ~~Drive~~ Circle
Madison, TN 37115

Map & Parcel No. 044.00-0-016.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $690,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 13th day of March, 2008.

Diane Ladd
Notary Public

My Commission Expires: 12-15-08

DIANE LADD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
27-1-517

EXHIBIT A

All that tract and/or parcel of land being situate in the Eleventh Councilmanic District , Davidson County, Tennessee and being more particularly described as follows:

Commencing at an iron rod (old), being a common corner of Joda F. Austin, Jr., as described in Deed Book 9718, Page 502, R.O.D.C. (hereon subject tract) and the Dunlap & Kyle Tire Co., Inc. as described in Instrument Number 200002080013090, R.O.D.C. and also being on the easterly margin of Robinson Road, a public right-of-way (varies);

Thence with said easterly margin N 44 degrees 57 minutes 16 seconds W 200.36 feet to an iron rod (old), being a common corner of the subject tract and Majig, Ltd., as described in Instrument Number 200506010061642, R.O.D.C.;

Thence with said Majig for the following two courses: N 50 degrees 06 minutes 07 seconds E 87.61 feet to an iron rod (old);

Thence N 39 degrees 39 minutes 47 seconds W, passing an iron rod (old) at 561.85 feet, for a total of 883.45 feet to a concrete monument (old), being a common corner of the subject tract and said Majig, also being on the southerly margin of Bridgeway Avenue, a 60 foot wide public right-of-way;

Thence with said southerly margin, N 51 degrees 40 minutes 55 seconds E 99.60 feet to an iron rod (old), being on said southerly margin and a common corner of the subject tract and James H. & Janet E. Glover, Trustees, as described in Instrument Number 200512280154942, R.O.D.C.;

Thence with said Glover S 42 degrees 19 minutes 47 seconds E 134.63 feet to an iron rod (new), being a common corner of the subject tract, said Glover and Leslie E. & Loretta L. Hammock, as described in Deed Book 10622, Page 270, R.O.D.C.;

Thence with said Hammock, in part, S 62 degrees 05 minutes 29 seconds E 246.50 feet to an iron rod (old), being a common corner of the subject tract, Lindsey B. Dorris, as described in Instrument Number 200510110122562, R.O.D.C. and Joseph S. Burlison, et ux, as described in Deed Book 5910, Page 135, R.O.D.C.;

Thence with said Burlison, in part, for the following two courses: S 24 degrees 03 minutes 53 seconds E 146.30 feet to an iron rod (new);

Thence S 78 degrees 16 minutes 40 seconds E 302.50 feet to a concrete monument (old), being a common corner of the subject tract and J. N. Kinle, et ux, as described in Deed Book 2274, Page 544, R.O.D.C.;

Thence with said Kinle, in part, N 42 degrees 04 minutes 45 seconds E 289.11 feet to an iron rod (new), being a common corner of the subject tract and Ronnie D. Cowherd, et ux, Deed Book 5098, Page 563, R.O.D.C.;

Thence with said Cowherd N 38 degrees 45 minutes 11 seconds W 156.13 feet to a railroad spike (old), being a common corner of the subject tract and said Cowherd and also southeasterly margin of Rayon Drive, a 40 foot right-of-way;

Thence with said Rayon Drive N 51 degrees 14 minutes 49 seconds E 10.00 feet to an iron rod (new), being on said southeasterly margin and being a common corner of the subject tract and Jason Bockman, as described in Instrument Number 200705150057902, R.O.D.C.;

Thence with said Bockman, in part, S 38 degrees 42 minutes 26 seconds E passing an iron rod (old) at 154.70 feet, for a total of 179.70 feet to a railroad spike (old), being a common corner of the subject tract and a 25 foot wide CSX Railroad spur line right-of-way;

Thence with said CSX for the following two courses: N 50 degrees 24 minutes 19 seconds E 278.80 seconds to an iron rod (new);

Thence N 53 degrees 22 minutes 19 seconds E 41.20 feet to an iron rod (old), being a common corner of the subject tract, said CSX and Marj Properties, LP, as described in Instrument Number 200502090015289, R.O.D.C.;

Thence with said Marj for the following two courses, in part, S 42 degrees 13 minutes 01 second E 363.55 feet to an iron rod (new);

Thence S 50 degrees 41 minutes 38 seconds W, passing an iron rod (old) at 62.11 feet, for a total of 1050.22 feet to the point and place of beginning, containing 499,177 Sq. Ft., more or less, or 11.46 acres.

Being the same property conveyed to Raymond W. Anderson, Jr. and wife, Joy C. Anderson, by deed of record in Instrument Numner _____ , R.O.D.C., TN.

(JF-AUSTIN.8014.PFD/8014/35)