Davidson County DEEDWARR
Recvd: 03/26/08 16:01 7 pg
Fees:38.00 Taxes:683.61
20080326-0030481

GENERAL WARRANTY DEED

TO: Thomas C. Fox, III
and T.C. Fox, Jr.

FROM: Oreatha Cotton

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Thomas C. Fox,III 5973 Pinewood Road Franklin, TN 37064	Same	Map 31, Parcel 5 Map 31, Parcel 2 Map 30, Parcel 15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $184,760.00

Affiant

Sworn to and subscribed before me, this 24th day of March, 2007.

Notary Public

My Commission Expires:

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Dawnelle B. Smith
My Commission Expires
November 22, 2010
STATE OF TENNESSEE

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Oreatha Cotton,** unmarried (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Thomas C. Fox, III and T.C. Fox, Jr.,** as joint tenants with right of suvivorship (hereinafter called the "Buyers"), and Buyers' successors and assigns, all of Seller's right, title and interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyers, their successors and assigns, forever in fee simple. Said real property is conveyed subject to all matters set forth in Exhibit B attached hereto and incorporated herein by reference.

Seller further covenants and binds herself, her representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyers, and Buyers' successors 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.

Seller represents and warrants to Buyers that Seller is an unmarried person.

The property conveyed by this deed does not include the cemetery located north of the .92 acre Tract #1 as described in Exhibit A hereto. The total acreage of the property is 46.19 acres and Buyers are paying $4,000 per acre.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 14 day of ~~February~~ March, 2008.

SELLER:

Oreatha Cotton

STATE OF OHIO)
)
COUNTY OF Hamilton)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Oreatha Cotton, the within named bargainor, 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 and seal, at office in Cincinnati, Ohio, this 14th day of ~~February,~~ March 2008.

Tracey Brooks
Notary Public

My Commission Expires:

_____

NOTARY PUBLIC STATE OF OHIO

TRACEY BROOKS
Notary Public, State of Ohio
My Commission Expires
December 25, 2011

EXHIBIT A

PROPERTY DESCRIPTION

Tract #1 (8.64 acres) Map 30, Parcel 15

Land situated in the Third Councilmanic District of Whites Creek, Davidson County, Tennessee and bounded on the North by Martin, East by Tranham Road (50' R.O.W.), South by Tranham Road (50' R.O.W.) and the West by Vanlies and being more particularly described as follows;

Beginning at an existing iron pin the westerly margin of Tranham Road (50' R.O.W.) and the southeasterly corner of Willis Martin, et al of record in Instrument Number 200201240010187, R.O.D.C. and also being the northeasterly corner of the herein described tract;

Thence, with the easterly and southerly margin of Tranham Road for the next thirteen (13) courses and distances;

Thence, along a curve to the left having a having a radius of 141.00 feet, a central angle of 14°36'33", an arc length of 35.95 feet and being subtended by a chord which bears South 04°39'22" East, a distance of 35.85 feet to an iron pin (set);

Thence, South 11°57'38" East, a distance of 99.48 feet to an existing iron pin;

Thence, along a curve to the right having a radius of 123.00, a central angle of 13°48'30", an are length of 26.64 feet and being subtended by a chord which bears South 05°03'23° East, a distance of 29.57 feet to an iron pin (set);

Thence, South 01'50'52" West, a distance of 39.88 feet to an iron pin (set); Thence, South 09°02'22" West, a distance of 113.49 feet to an iron pin (set); Thence, South 08°42'59" West, a distance of 93.85 feet to an iron pin (set); Thence, South 31 °37'46" West, a distance of 21.79 feet to an iron pin (set);

Thence, along a curve to the right having a radius of 265.00 feet, a central angle of 41'38'28", a are length of 192.60 feet and being subtended by a chord which bears South 52°27'00" West, a distance of 188.38 feet to an iron pin (set);

Thence, South 73°16'14" West, a distance of 61.90 feet to an iron pin (set); Thence, South 79°24'48" West, a distance of 104.00 feet to an iron pin (set); Thence, South 78°42'08" West, a distance of 300.38 feet to an iron pin (set); Thence, South 76'03'19" West, a distance of 207.87 feet to an iron pin (set); Thence, South 73°21'15" West, a distance of 55.30 feet to an iron pin (set);

Thence, leaving said road and along or near the lines of Barbara Vanlies of record in Instrument Number 200001040000943, R.O.D.C. for the next two (2) courses and distances:

Thence, along an old fence North 02°35'02" East, a distance of 219.53 feet to an existing iron pin; Thence, North 41'29'34" East, a distance of 396.00 feet to an iron pin (set);Thence, North 72°55'11" East, a distance of 634.51 feet to the point of beginning. Containing 376,350 Square Feet or 8.64 ACRES, more or less.

This description was prepared from a survey by Crawford Land Surveyors dated November 5, 2007. Being the same property conveyed to Oreatha Cotton by Will of Ella McCutcheon of record in Will Book 70, Page 25, Probate Court of Davidson County, Tennessee.

Tract #2 (0.92 acres) Map 31, Parcel 2

Land situated in the Third Councilmanic District of Whites Creek, Davidson County, Tennessee and bounded on the North by Collier, East by Tranham Road (50' R.O.W.),South by Tranham Road (50' R.O.W.) and the West by Gooch and being more particularly described as follows:

To find the point of beginning commence at a nail in the center of Tranham Road, said nail being South 69°30'43" West, a distance of 25.00 from the southeasterly corner of Roland W. Collier of record in Deed Book 10608, Page 713, R.O.D.C.;

Thence, leaving said centerline South 69°30'43" West, passing an existing iron pin at 21.22 feet in all a distance of 25.00 feet to the Point of Beginning of the herein described tract;

Thence, with the easterly and southerly margin of Tranham Road (50' R.O.W.) for the next six (6) courses and distances;

Thence, South 23°24'36" East, a distance of 5.44 feet to an iron pin (set);

Thence, along a curve to the left having a radius of 587.00 feet, a central angle of 14°59'49", an arc length of 153.64 feet and being subtended by a chord which bears South 30°54'31" East, a distance of 153.21 feet to an iron pin (set);

Thence, South 38°24'25" East, a distance of 71.84 feet to an iron pin (set);

Thence, South 37°00'19" East, a distance of 34.12 feet to an iron pin (set);

Thence, along a curve to the right having a radius of 26.00 feet, a central angle of 91°07'46", an arc length of 41.35 feet and being subtended by a chord which bears South 08°33'34" West, a distance of 37.13 feet to an iron pin (set);

Thence, South 54°07'28" West, a distance of 79.34 feet to an iron pin (set);

Thence, South 44°50'51" West, a distance of 44.94 feet to an iron pin (set);

Thence, leaving said road and along or near the easterly line of Billy Gooch of record in Deed Book 7256, Page 114, R.O.D.C. North 28°58'24" West, a distance of 333.08 feet to an existing iron pin;

Thence, along or near the southerly line of Roland W. Collier of record in Deed Book 10608, Page 713, R.O.D.C. North 69°30'15" East, a distance of 124.73 feet to the point of beginning.

Containing 39,964 Square Feet or 0.92 Acres, more or less.

This description was prepared from a survey by Crawford Land Surveyors dated November 5, 2007.

Being the same property conveyed to Oreatha Cotton by Will of Ella McCutcheon of record in Will Book 70, Page 25, Probate Court of Davidson County, Tennessee.

Tract #3 (36.63 acres) Map 31, Parcel 5

Land situated in the 3rd Councilmanic District of Whites Creek, Davidson County, Tennessee and bounded on the North by Fox, East by Hussey, South by Fox and west by Tranham Road (50' R.O.W.) and being more particularly described as follows;

Beginning at an iron pin in the easterly margin of Tranham Road (50' R.O.W.) and the southeasterly corner of Thomas C. Fox III and T.C. Fox Jr. of record in Instrument Number 200702010013486, R.O.D.C. and also being the northwesterly corner of the herein described tract;

Thence, with the southerly line of Fox North 73°20'47" East, a distance of 1695.26 feet to an existing iron pin;

Thence, along or near the westerly line of George W. Hussey of record in Deed Book 6684, Page 739, R.O.D.C. for the next two (2) courses and distances:

Thence, South 29°26'54" East, a distance of 149.72 feet to an iron pin (set);

Thence, South 09°53'46" East, a distance of 495.00 feet to an iron pin (set);

Thence, with the northerly line of T.C. Fox Jr. of record in Deed Book 3981, Page 400, R.O.D.C. the next four (4) courses and distances:

Thence, South 60°23'01" West, a distance of 429.00 feet to an iron pin (set);

Thence, South 54°23'01" West, a distance of 341.55 feet to an iron pin (set);

Thence, South 44°23'01" West, a distance of 247.50 feet to an iron pin (set);

Thence, South 57°53'01" West, a distance of 990.00 feet;o an iron pin (set)in the easterly margin of Tranham Road (50' R.O.W.);

Thence, with the easterly margin of said road for the next thirteen (13) courses and distances:

Thence, North 09°02'22" East, a distance of 87.62 feet to an iron pin (set);
Thence, North 01°50'52" East, a distance of 43.02 feet to an iron pin (set);

Thence, along a curve to the left having a radius of 173.00 feet, a central angle of 13°48'30",an arc length of 41.69 feet and subtended by a chord which bears North 05°03'23" West, a distance of 41.59 feet to an iron pin (set);

Thence, North 11°57'38" West, a distance of 99.48 feet to an iron pin (set);

Thence, along a curve to the right having a radius of 91.00 feet, a central
angle of 56°48'29", an arc length of 90.23 feet and subtended by a chord which bears North 16°26'36" East, a distance of 86.57 feet to an iron pin (set);

Thence, North 44°50'51" East, a distance of 45.80 feet to an iron pin (set);

Thence, North 54°07'28" East, a distance of 75.29 feet to an iron pin (set);

Thence, along a curve to the left having a radius of 76.00 feet, central angle of 91°07'46", an arc length of 120.88 feet and subtended by a chord which bears North 08°33'34" East, a distance of 108.53 feet to an iron pin (set) ;

Thence, North 37°00'19" West, a distance of 34.73 feet to an iron pin (set);

Thence, North 38°24'25" West, a distance of 72.45 feet to an iron pin (set);

Thence, along a curve to the right having a radius of 537.00 feet, a central angle of 14°59'49", an arc length of 140.56 feet and being subtended by a chord which bears North 30°54'31" West, a distance of 140.16 feet to an iron pin (set);

Thence, North 24°29'36" West, a distance of 2.90 feet to point in the centerline of Tranham Creek;

Thence, with said centerline for the next four (4) courses and distances:

Thence, North 22°03'46" West, a distance of 126.15 feet;

Thence, North 00°08'19" West, a distance of 54.73 feet;

Thence, North 01°20'29" East, a distance of 30.97 feet;

Thence, North 48°21'27" West, a distance of 49.01 feet;

Thence, leaving said creek and along the easterly margin of Tranham Road (50' R.O.W.) for the next five (5) courses and distances:

Thence, North 15°13'40" West, a distance of 97.23 feet to an iron pin (set);

Thence, North 17°31'00" West, a distance of 31.57 feet to an iron pin (set);

Thence, along a curve to the right having a radius of 100.50 feet, a central angle of 30°42'48", an arc length of 53.87 feet and being subtended by a chord which bears North 02°11'05" West 53.23 feet to an iron pin (set);

Thence, North 13°08'50" East, a distance of 46.23 feet to an iron pin (set);

Thence, North 04°28'21" East, a distance of 46.50 feet to the point of beginning.

Containing 1,595,616 Square Feet or 36.63 Acres, more or less.

This description was prepared from a survey by Crawford Land Surveyors dated November 5, 2007.

Being the same property conveyed to Oreatha Cotton by Will of Ella McCutcheon of record in Will Book 70, Page 25, Probate Court of Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS

1. Taxes for the year 2008, a lien, not yet due and payable.