McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 8th day of May, 2008.

Notary Public

Expiration of commission. 1/24/09

(Notary Stamp)

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/09/08 09:25 3 pg
Fees:18.00 Taxes:333.00
20080509-0048050

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Douglas Bendle **Jeanette Bendle**	**New Owners**	**p/o M/P 173-79.00 & 173-1.00**
2984 Harbor Lights Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, **Raymond A. Claxton and wife, Norma G. Claxton,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas Bendle and Jeanette Bendle, husband and wife,** 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 Exhibit A

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Greenbelt Easement of record in Book 9297, page 855 and Book 9297,page 856, Register's Office for DAVIDSON County, Tennessee.
Rollback taxes, if any, to be paid by Grantor.
Easement to Gulf Interstate Transmission Lines of record in Book 2590, page 545 and Book 4229, page 43, Register's Office for DAVIDSON County, Tennessee.
Right of Way Deeds to Davidson County of record in Book 2590, page 545 and Book 4229, page 43, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 9466, page 794 and Book 11517, page 992, Register's Office for DAVIDSON County, Tennessee.
Right of Way Agreement to Columbia Gulf Transmission Company of record in Book 4218, page 425, partial release of record in Book 11208,page 14, Register's Office for DAVIDSON County, Tennessee.
Right of Way Easement of record in Book 11263, page 503, Register's Office for DAVIDSON County, Tennessee.
Agreement for Use of Property for flood plains calculations of record in Book 11493, page 254, Register's Office for DAVIDSON County, Tennessee.
Subject to Riparian Rights, rights of the upper and lower riparian owners to the free and unobstructed flow of the water of any rivers, creeks, or streams without diminution or pollution and the consequence of any past or future change in the location of any rivers, creeks or streams.
Riparian rights incident to premises: rights of the upper and lower riparian owners in and to the waters of crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property known as 2191 Blake Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 my/our hand(s) this 8th day of May, 2008.

Raymond A. Claxton

Norma G. Claxton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Raymond A. Claxton and wife, Norma G. Claxton the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2008.

Notary Public

My Commission Expires:_____

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **08302-JM**

EXHIBIT A

Land in Davidson County, Tennessee described as follows: BEGINNING at a post in the line between Battle and the property herein conveyed; running thence North 3 degrees East 54.60 feet to a post in the center of a drain; thence with the center of said drain North 88 degrees East 44.50 poles to the center of Mill Creek; thence South 1-1/2 degrees West 6.50 poles to a point; thence South 25-1/2 degrees 41 poles to a point; thence; South 37-3/4 degrees East 24.50 poles to a point; thence North 85-1/2 degrees West 80 poles to the point of beginning, and containing 21.13 acres, more or less.

Also a certain tract or parcel of land in Davidson County, Tennessee as follows: Same being two tracts of ten and sixteen acres, more fully described and bounded as follows:

TRACT 1: Known as the Old Patterson Mill Tract, and bounded on the North and East by Frank Jones, on the West by John Ware, and on the South by the lands of said W.L. Baker, and containing ten acres, more or less.

TRACT 2: Is a part of the Old Rains Tract, and begins at the Northwest corner of the said W.L. Bakers line and running South to a gully; thence with said Gulley to a spring branch, thence in an Easterly direction with the spring branch, to the center of Mill Creek; thence with the center of said creek to a point in the center of said creek in W.L. Bakers line; thence in a Westwardly direction to the beginning and containing sixteen acres, more or less.

Included but Excluded here from is a certain tract or parcel of land, being described as follows: BEGINNING at the Southeast corner of said tract, and being the Southwest corner of Frank Jones Land, formerly owned by Richard Griggs, and running North 18 poles to the center of Mill Creek; thence up Mill Creek 25 poles to the line of E.M. and S. T. Baker; thence East 22 poles to the beginning, and containing one and one-fourth acre, more or less.

Being the same property conveyed to Raymond A. Claxton and wife, Norma W. Claxton, by Warranty Deed, from Brenda Nance, Trustee, of record in Book 6716, page 760, Dated November 25, 1985, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE TRANSACTION, BUT SPECIFICALLY EXCLUDED FROM THIS TRANSACTION: Land in Davidson County, Tennessee, being improved and unimproved property known as approximately 38.582 acres with frontage along Arnes Road, Nashville, Tennessee. Being a 38.582 more or less acre tract in Davidson County, Tennessee, and being a portion of the property conveyed to Raymond A. Claxton and wife, Norma G. Claxton, as evidenced by deed of record in Book 6716, page 760, Register's Office for Davidson County, Tennessee, and being all of the property conveyed to Raymond A. Claxton and wife, Norma G. Claxton, as evidenced by deed of record in Deed Book 10126, page 9, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: BEGINNING at a concrete monument found on the Southerly right-of-way of Barnes Road (50' right-of-way), said point being the most Northwesterly corner of the afore-said Claxton property and the most Northeasterly corner of the Sidney Wair property of record in Deed Book 5066, page 362, Register's Office for Davidson County, Tennessee; Thence with the Southerly right-of-way of Barnes Road, South 77 degrees 28 minutes 29 seconds East a distance of 406.10 feet to a point; Thence continuing, around a curve to the left through a central angle of 00 degrees 59 minutes 08 seconds, a radius of 13,164.75 feet, an arc distance of 226.45 feet, a chord bearing of South 77 degrees 58 minutes 03 seconds East, a distance of 226.45 feet to an iron pin (new); Thence leaving said right-of way of Barnes Road and with a new line, severing said Claxton property, South 35 degrees 35 minutes 33 seconds West a distance of 1115.10 feet to a point in the approximate centerline of Mill Creek, said point being the most Southeasterly corner of the herein-described tract; Thence with the centerline of Mill Creek, and with the Westerly line of the E.M. Baker property of record in Deed Book 873, page 142, Register's Office for Davidson County, Tennessee, the following five calls; South 69 degrees 17 minutes 29 seconds West a distance of 89.20 feet to a point; South 65 degrees 49 minutes 44 seconds West a distance of 126.31 feet to a point; South 41 degrees 49 minutes 22 seconds West a distance of 146.41 feet to a point; South 01 degrees 47 minutes 01 seconds East a distance of 107.25 feet to a point, South 17 degrees 13 minutes 28 seconds East a distance of 72.43 feet to a point; Thence leaving the centerline of Mill Creek and with a new line, severing said Claxton property, South 36 degrees 27 minutes 12 seconds West a distance of 871.74 feet to an iron pin set in the Northerly line of the Jesse C. King property, of record in Deed Book 3678, page 317, Register's Office for Davidson County, Tennessee; Thence with the Northerly line of said King property, and the Northerly line of the Clyde Delvin property of record in

Deed Book 4743, page 442, Register's Office for Davidson County, Tennessee, North 79 degrees 27 minutes 55 seconds West a distance of 411.80 feet to an iron pin (old); Thence continuing, North 81 degrees 36 minutes 45 seconds West a distance of 78.02 feet to an iron pin (old); Thence with the Easterly line of the Linda Whittaker property of record in Deed Book 10507, page 591, Register's Office for Davidson County, Tennessee; North 09 degrees 24 minutes 41 seconds East a distance of 1120.51 feet to an iron pin (old); Thence with the common line of the herein-described tract and the Myles B. Owens et ux property of record in Deed Book 4249, page 718, Register's Office for Davidson County, Tennessee, the following two calls; South 80 degrees 37 minutes 41 seconds East a distance of 77.98 feet to a nail in a a tree root (old); Thence North 09 degrees 35 minutes 37 seconds East a distance of 527.06 feet to an iron pin set at a fence corner; Thence with the Southerly line of the George Wair property of record in Deed Book 999, page 267 and the afore-said Sidney Wair property, South 78 degrees 31 minutes 50 seconds East a distance of 898.71 feet to an iron pin (new); Thence with the Easterly line of said Sidney Wair property, North 07 degrees 06 minutes 59 seconds East a distance of 596.19 feet to the point of beginning, containing 1,680,640 square feet or 38.582 acres, more or less.

The above described tract is subject to a 30 foot wide temporary ingress/egress easement for the benefit of the remaining Claxton property, the centerline of said easement being more particularly described as follows; Starting at a point in the centerline of Mill Creek said point being the most Southeasterly corner of the property described above; Thence North 35 degrees 35 minutes 33 seconds East a distance of 100.00 feet to the point of beginning of the herein described easement; Thence South 70 degrees 51 minutes 26 seconds West a distance of 312.11 feet to a point, Thence South 42 degrees 09 minutes 59 seconds West a distance of 242.05 feet to a point; Thence South 16 degrees 13 minutes 33 seconds East a distance of 254.92 feet to a point in the Southeasterly line of the property described above, the point of termination of the herein described easement. The above description was prepared by Anderson-Delk & Associates, Inc., 618 Grassmere Park Drive, Suite 4, Nashville, Tennessee 37211.

Being the same property conveyed to SC Venture, L.P., by General Warranty Deed, from Raymond A. Claxton and wife, Norma G. Claxton, of record in Book 11263, page 506, Dated November 25, 1998, Register's Office for Davidson County, Tennessee.

TRACT 3: Land in Davidson County, Tennessee, being a 0.257 more or less acre tract and being a portion of the property conveyed to Beazer Homes Corp, dba Phillips Builders, of record in Instrument No. 20010912-0099610, Register's Office for Davidson County, Tennessee and being more particularly described as follows: BEGINNING at an iron pin set on the Easterly margin of Blake Drive, said point being the most Southwesterly corner of Lot 78 on the plan of Stanford Village, Section Three, of record in Instrument No. 20011217-0139079, Register's Office for Davidson County, Tennessee; Thence with the Southerly line of said Lot 78, South 69 degrees 00 minutes 55 seconds East a distance of 107.06 feet to an iron pin set; Thence South 36 degrees 27 minutes 12 seconds West a distance of 100.00 feet to an iron pin set in the Northerly line of the Jesse C. King property of record in Deed Book 3678, page 317, Register's Office for Davidson County, Tennessee; Thence with the Northerly line of said King property, North 79 degrees 27 minutes 55 seconds West a distance of 110.97 feet to an iron pin set on the Easterly margin of Blake Drive at its Southerly terminus; Thence with the Easterly margin of Blake Drive, North 35 degrees 01 minutes 41 seconds East a distance of 102.92 feet to a point; Thence continuing, along a curve to the left having a radius of 380.76 feet through a central angle of 02 degrees 34 minutes 17 seconds, said curve having a chord direction of North 33 degrees 44 minutes 33 seconds East and a chord length of 17.09 feet to the point of BEGINNING, containing 0.257 acres or 11206 square feet, more or less.

Being the same property conveyed to Raymond D. Claxton and wife, Norma G. Claxton, by Quitclaim Deed, from Beazer Homes Corp. d/b/a Phillips Builders, of record in Instrument No. 20010924-0103118, Dated September 19, 2001 and re-recorded in Instrument No. 20011015-0112069,also see Deed of Correction Quitclaim Deed, of record in Instrument No. 20011101-0119594, Dated October 25, 2001, and Deed of Correction Quitclaim Deed, of record in Instrument No. 20080507-0047181, Dated May 7, 2008, Register's Office for Davidson County, Tennessee.