STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 2008.

Notary Public
MY COMMISSION EXPIRES: 10/05/2010
File No. G8-5817D

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 06/25/08 13:21 2 pgs
Fees:13.00 Taxes:259.00
20080625-0065448

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kathy W. Adams, married (NAME)	Michael Payne and Amanda Payne (NAME)	11-18
2660 Greer Road (STREET ADDRESS	1402 Greer Road (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Michael Payne and Amanda Payne, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathy W. Adams, married,** 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:

Property commonly known as: 2660 Greer Road, Goodlettsville, TN 37072, County of Davidson.

Certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the Tenth Civil District of Davidson County, Tennessee, being a portion of the Waverly E. Williams property of record in Deed Book 4740, page 808, in the Register's Office of said County, and being Tract 3 on the plat of a survey of the Division of said property dated May 5, 1988, by Joe M. Cummings, Tennessee Registered land Surveyor No. 1513, and being more particularly described as follows:

Beginning at an iron pin in the easterly right-of-way (25 feet from the centerline) of Greer Road, said pin being northerly 1370.17 feet along said right-of-way from its intersection with the westerly boundary line of property owned by Martha Lois Morgan and Debbie L. Roberts, of record in Deed Book 5235, page 505 in the Register's Office of Davidson County, Tennessee; thence with said right-of-way, North 3 degrees 40 minutes 52 seconds East 109.53 feet to the beginning of a curve in said right-of-way concave to the west and having a radius of 4739.10 feet; thence with said curve and right-of-way, northerly an arc distance of 127.01 feet to an iron pin; thence leaving said right-of-way and severing the property of Waverly E. Williams, of record in Book 4740 page 808 in said Register's Office, as follows: South 87 degrees 51 minutes 15 seconds East 300.0 feet to an iron pin; North 2 degrees 08 minutes 45 seconds East 200.00 feet to an iron pin; North 25 degrees 14 minutes 56 seconds East 395.73 feet to an iron pin; South 29 degrees 57 minutes 38 seconds East 419.02 feet to an iron pin; South 75 degrees 44 minutes 49 seconds West 207.67 feet to an iron pin; South 4 degrees 32 minutes 10 seconds East 52.51 feet to an iron pin; South 19 degrees 25 minutes 30 seconds East 164.34 feet to an iron pin; South 8 degrees 57 minutes 01 seconds West 78.34 feet to an iron pin ; South 67 degrees 08 minutes 30 seconds West 86.19 feet to an iron pin; South 84 degrees 23 minutes 18 seconds West 105.66 feet to an iron pin; South 73 degrees 15 minutes 28 seconds West 132.80 feet to an iron pin; South 87 degrees 06 minutes 16 seconds

West 145.68 feet to an iron pin; North 86 degrees 19 minutes 08 seconds West 87.10 feet to the beginning, containing 5.10 acres more or less.

The above described tract is benefited by and subject to a 50 foot wide easement for the purpose of Ingress and Egress, said easement extends 25 feet to each side of its centerline being more particularly described as follows:

Beginning at an iron pin in the easterly right-of-way of Greer Road, said pin being the common corner of the above described tract and Tract 5 on said survey of the Waverly E. Williams property; thence with the common boundary line of said tract as follows: South 86 degrees 19 minutes 08 seconds East 87.10 feet to an iron pin; North 87 degrees 06 minutes 16 seconds East 145.68 feet to an iron pin; North 73 degrees 15 minutes 28 seconds East 132.80 feet to an iron pin; North 84 degrees 23 minutes 18 seconds East 105.66 feet to an iron pin; North 67 degrees 08 minutes 30 seconds East 86.19 feet to an iron pin; North 8 degrees 57 minutes 01 seconds East 78.34 feet to an iron pin; North 19 degrees 25 minutes 30 seconds West 164.34 feet to an iron pin; North 4 degrees 32 minutes 10 seconds West 52.51 feet to an iron pin; North 75 degrees 44 minutes 40 seconds East 30.00 feet.

Included in this conveyance is a mobile home, being 1988 Fleetwood, Serial No. 147974.

BEING the same property conveyed to Michael Payne and Amanda Payne, husband and wife from Jerry W. Carmichael and wife, Ella Jean Carmichael, by Deed dated December 15, 2006, as Instrument No. 200612210157180, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2660 Greer Road, Goodlettsville, TN 37072.

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. Whenever 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 19th day of June, 2008.

Michael Payne — June 19, 2008 Date

Amanda Payne — June 19, 2008 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Michael Payne and Amanda Payne, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me 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 and official seal, this 19th day of June, 2008.

My Commission Expires: 10/05/2010

Notary Public

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066