File Box 30

State of Tennessee
County of Williamson

Davidson County DEEDWARR
Recvd: 10/07/08 15:59 3 pgs
Fees:18.00 Taxes:235.88

20081007-0101840

The actual consideration or value whichever is greater is $63,750.00

Subscribed and sworn before me this the 3rd day of October, 2008.

Jennifer Crowell
Affiant

SELINA KNIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(Affix Seal)

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

WARRANTY DEED

800438

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Joshua Southards
Bryn Southards
0 Libble Road
Nashville, TN

Send tax bills to:
New Owner

Map 55, Parcel 88

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Terry E. Wilkes, Married and Joe Norman Wilkes, II, Married

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Joshua Southards and wife Bryn Southards

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A certain tract or parcel of land described as Tract #5 of the M.P. Farmer Property according to an unrecorded survey dated November 17, 2004 by L. Steven Bridges, Jr., Tennessee Registered Land Surveyor, License No. 1740, being more particularly and specifically described as follows, to-wit:

Beginning at an iron rod on the northern margin of Ashland City Highway, said point being the southeast corner of the properyt of Kelton D. Herston (inst. # 20000511-47810, R.O.D.C., TN) and being the southwest corner of the property of Marvin P. Farmer; thence leaving said road with line of Herston, 47 deg. 16min. 05sec., E165.00 feet to an iron rod; thence continuing with the line of Herston, N55 deg. 31min. 05 sec. E 155.00 feet to an iron rod; thence continuing with line of Herston, N 47deg. 01min. 05sec. E 340.00 feet to an iron rod; thence continuing with the line of Herston, N26 deg. 36min. 05sec. E 185.00 feet to an iron rod; thence continuing with line of Herston, N 33deg. 08min. 05sec. E 146.30 feet to an iron rod; thence with a new line, S 50 deg. 42 min. 08 sec. E 625.24 feet to an iron rod; thence continuing wiht a new line, S 20 deg. 18 min. 05 sec. W 1045.82 feet to an iron rod on the northern margin of Ashland City Highway; thence with said road margin, N 87 deg. 49 min. 55 sec. W 241.54 feet to a highway monument; thence continuing with said road margin, N 39 deg. 49 min. 22 sec. W 844.33 feet to the point of beginning, containing 19.42 acres more or less.

Easement: The above tract is subject to the following ingress and egress easement being more specifically and particularly described as follows, to-wit:

Commencing at an iron rod on the northern margin of Ashland City Highway, said point being the southeast corner of hte property of Kelton D. Herston(Inst.20000511-47810, R.O.D.C., and being the southwest corner of the property of Marvin P. Farmer; thence with the siad road, S39deg. 49 min. 22 sec. E 844.33 feet to a highway monument; thence continuing with said road, S 87 deg. 49 min. 55 sec. E 241.54 feet to an iron rod and point of beginning; thence, leaving northern margin of Ashland City Highway, N 20 deg. 16 min. 05 sec. E 309.75 feet to a point, N 02 deg. 21 min. 49 sec. E 52.99 feet to a point, N 08 deg. 13 min. 22 sec. E 39.89 feet to a point, N 21 deg. 49 min. 33 sec. E 78.65 feet to a point, N 16 deg. 54 min. 38 sec. E 46.02 feet to a point, N 24 deg. 36 min. 55 sec. E 102.84 feet to a point, N 00 deg. 13 min. 46 sec. E 77.73 feet to

a point, N 08 deg. 09 min. 37 sec. E 39.23 feet to a point, N 32 deg. 48 min. 47 sec. E 50.46 feet to a point, N 37 deg. 23 min. 04 sec. E. 50.02 feet to a point; N 14 deg. 18 min 13 sec. E 64.09 feet to a point; N. 43 deg. 34 min. 11 sec. E 62.44 feet to a point, N 38 deg. 47 min. 26 sec. E 26.82 feet to a point, N 20 deg. 16 min. 05 sec. E 64.57 feet to an iron rod; thence S 50 deg. 42 min. 08 sec. E 123.55 feet to a point; thence S 39 deg. 17 min. 52sec. W 204.85 feet to an iron rod; thence, S 20 deg. 15 min. 41 sec. W 795.51 feet to an iron rod on the northern margin of Ashland City Highway; thence with said road margin, N 87 deg. 49 min. 55 sec. W 52.71 feet to the point of beginning.

The foregoing description was prepared from an unrecorded survey of the Marvin P. Farmer Property dated November 17, 2004, by L. Steven Bridges, Jr., Registered Land Surveyor, Tennessee License No. 1740.

Being all of the same property conveyed to Terry E. Wilkes and Joe Norman Wilkes, II as tenants in common each owing a 1/2 undivided interest by deed dated 1/13/05 from Doris M. Wayman, Marvin P. Farmer, Jr., Horace L. Farmer and Raymond A. Farmer, as tenants in common each owning a 1/4 interest of record in Instrument No. 20050118-0006316, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2008, easements and restrictive covenants, if any, of record in Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED/UNIMPROVED PROPERTY KNOWN AS: 0 Libble Road, Nashville, TN,

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 2nd day of October, 2008.

Terry E. Wilkes

Terry E. Wilkes

Joe Norman Wilkes, II

Janet Wilkes

Janet Wilkes

Teresa Wilkes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Terry E. Wilkes and Janet Wilkes, 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 2nd day of October, 2008 .

My commission expires: SELINA KNIGHT

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Joe Norman Wilkes II and Teresa Wilkes, 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 _____ day of October, 2008 .

My commission expires:_____

Notary Public

a point, N 08 deg. 09 min. 37 sec. E 39.23 feet to a point, N 32 deg. 48 min. 47 sec. E 50.46 feet to a point, N 37 deg. 23 min. 04 sec. E. 50.02 feet to a point; N 14 deg. 18 min 13 sec. E 64.09 feet to a point; N. 43 deg. 34 min. 11 sec. E 62.44 feet to a point, N 38 deg. 47 min. 26 sec. E 26.82 feet to a point, N 20 deg. 16 min. 05 sec. E 64.57 feet to an iron rod; thence S 50 deg. 42 min. 08 sec. E 123.55 feet to a point; thence S 39 deg. 17 min. 52sec. W 204.85 feet to an iron rod; thence, S 20 deg. 15 min. 41 sec. W 795.51 feet to an iron rod on the northern margin of Ashland City Highway; thence with said road margin, N 87 deg. 49 min. 55 sec. W 52.71 feet to the point of beginning.

The foregoing description was prepared from an unrecorded survey of the Marvin P. Farmer Property dated November 17, 2004, by L. Steven Bridges, Jr., Registered Land Surveyor, Tennessee License No. 1740.

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Subject to taxes for the year 2008, easements and restrictive covenants, if any, of record in Register's Office for said County together with any modifications and amendments thereto.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED/UNIMPROVED PROPERTY KNOWN AS: 0 Libble Road, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 2nd day of October, 2008.

Terry E. Wilkes

Joe Norman Wilkes, II

Janet Wilkes

Teresa Wilkes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named ~~Terry E. Wilkes and Janet Wilkes~~,* 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 2nd day of October, 2008 .

* Joe Norman Wilkes, II and Teresa Wilkes

My commission expires: 10-1-09

Notary Public

NANCY PALMER NOTARY PUBLIC ALA. STATE AT LARGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Joe Norman Wilkes II and Teresa Wilkes, 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 _____ day of October, 2008 .

My commission expires: _____

Notary Public